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3219 CLAREMONT AVE S | SEATTLE WA 98144

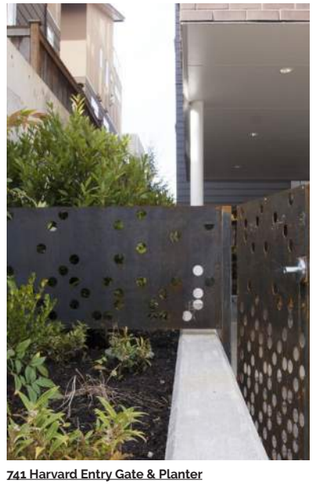
ADMINISTRATIVE DESIGN REVIEW - RECOMMENDATION

1205 E PIKE STREET 2D | SEATTLE, WA 98122
www.hybridarc.com | 206.267.9277

DESIGN OVERVIEW

Previous Projects Designed by Hybrid Architecture

Remington Court Townhomes



741 Harvard Entry Gate & Planter

Betula Apartments

Integration of Gabion walls, concrete, cedar siding

Redwood Apartments

Killebrew Apartments

Bellevue Avenue Midrise

Main Entry at Redwood Apartments

Harvard Avenue Apartments

Architect:
Hybrid Architecture
1205 E Pike St #2D, Seattle, WA 98122
www.hybridarc.com | 206.267.9277

Owner:
HOMEBUILDERS LLC
4269 65TH AVE COURT E,
FIFE, WA 98424

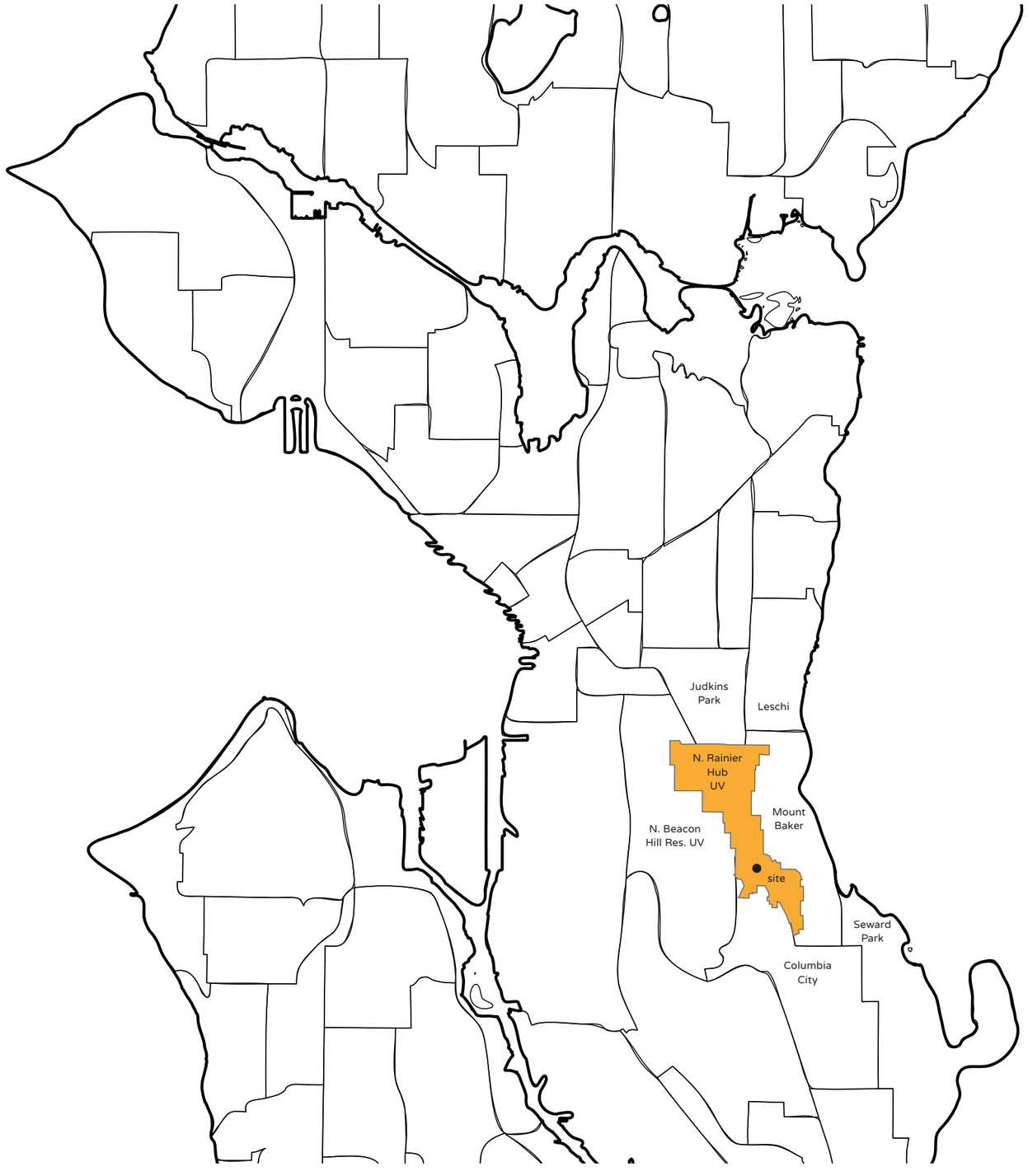
Design Objectives:

Keep and maintain existing exceptional tree on site
Center around shared courtyard
Tall windows with ample natural light into units
Durable Materials that reflect industrial character

Development Objectives:

Provide efficient and elegant apartments
35 Units Provided

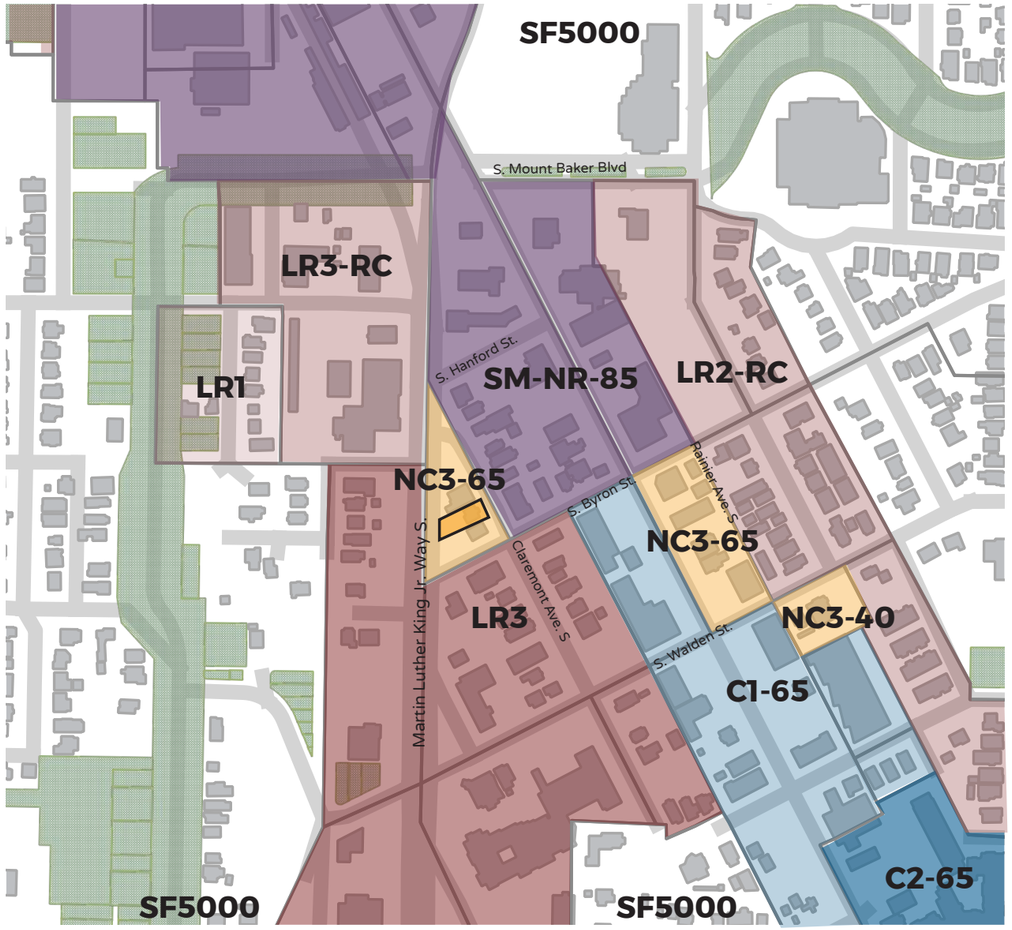
Ground floor commercial / lobby use with visual connection between right of way and interior of site.
1126 SF Commercial Space Provided



Project Summary

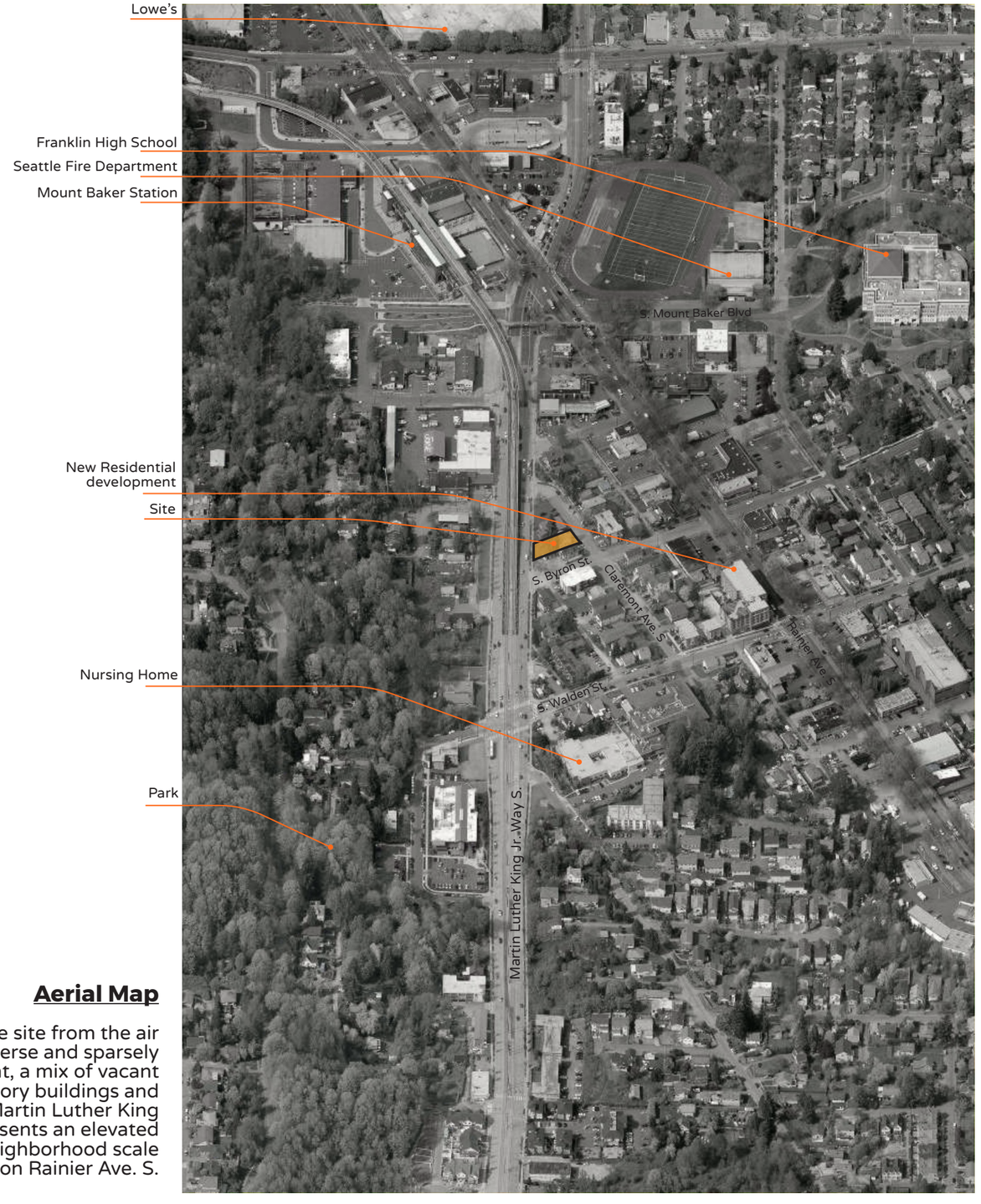
The project is proposing **one, six-story structure** over **ground floor commercial space** containing **35 residential units**. The structure has 30 SEDUs and 5 EDU apartments, 5 of which are Type A units, the rest being Type B. Existing significant Sequoia tree shall remain and be protected per page 24-25. Existing structure to be demolished.

Site Location	3219 CLAREMONT AVE S
Site Zoning	NC3-65
Residential Units	35 (30 SEDU + 5 EDU)
Commercial Space	1126 SF Commercial Use
Overlay	NORTH RAINIER HUB URBAN VILLAGE AIRPORT HEIGHT OVERLAY FREQUENT TRANSIT
SEPA Review	Yes
Parking Required	(0) Vehicular Required / (0) Provided (27) Bike stalls Required / (27) Bike stalls Provided
Height 23.45.514	**Max Height 65' (not inc rooftop features)**
Site Area	3,987 SF
Floor Area Ratio 23.45.510	Apartments 4.25 (Base FAR) / 4.75 (Max FAR w/ Mixed use)
Floor Area Ratio Compliance	**Base FAR = 15,921 SF < 16,817 SF** *(Complies)* **Max FAR = 17,107 SF < 18,796 SF** *(Complies)*
Gross Floor Area	Gross Floor Area = 18,796 SF
Amenity area 23.45.522	15,921 SF x 0.05 = 796 SF required
Amenity Compliance	**Project Amenity =2,189 sf > 796 SF** *(complies)*



Zoning Map

The site sits within an NC3-65 zone which features a mixture of commercial and residential uses. The zoning adjacent to the site to the west and south is LR3 and consists of a mixture of small multifamily and single family structures. On Claremont avenue, the lot opposite to our site is a mixed use 85 feet height development.



Aerial Map

Looking at the site from the air presents a diverse and sparsely dense environment, a mix of vacant lots, one or two story buildings and parking lots. Martin Luther King Jr. Way S. presents an elevated train rail. The neighborhood scale increases on Rainier Ave. S.

CONTEXT & SITE ANALYSIS

Typologies/Usages

The site is surrounded by a mixture of single family houses, one story commercial buildings and new apartments structures. Further to the north is a high school (Franklin High School) and the Mount Baker Train station.

- Civic
- Single Family/Townhouse
- Apartment/Condominium
- Commercial

Proposed Developments

150 Units
112,553 SF Residential Units
6,720 SF Comm.

10 Units
10,860 SF Residential Units

5Units
5,000 SF Residential Units

CONTEXT IMAGES

Key Map

1 New single family housing

2 Retail

3 Service

4 High school stadium grounds

5 Single family housing

6 Mount Baker Train station

7 Elevated pedestrian bridge

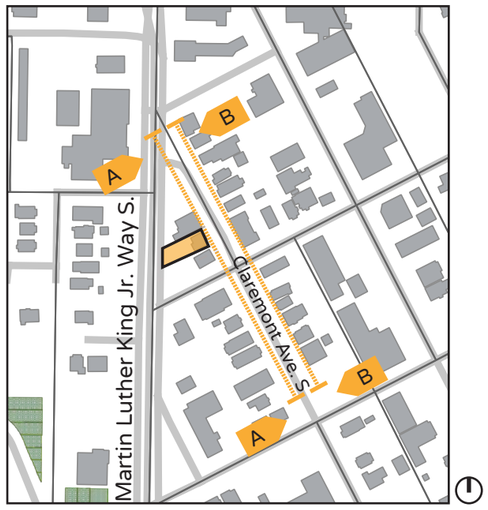
8 Elevated train track

9 Newer condominiums

10 Church

11 Service

12 Apartment building



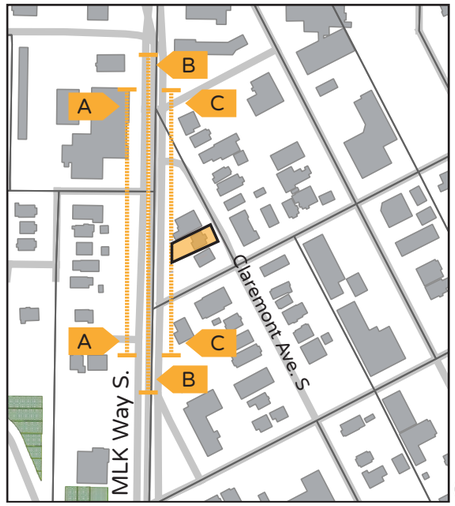
proposed (7) story development

A **Claremont Ave. - West**

ACROSS FROM SITE

SITE

B **Claremont Ave - East**



Commercial Use
Car repair shop north of property

Commercial Landscaping company
Small House south of property

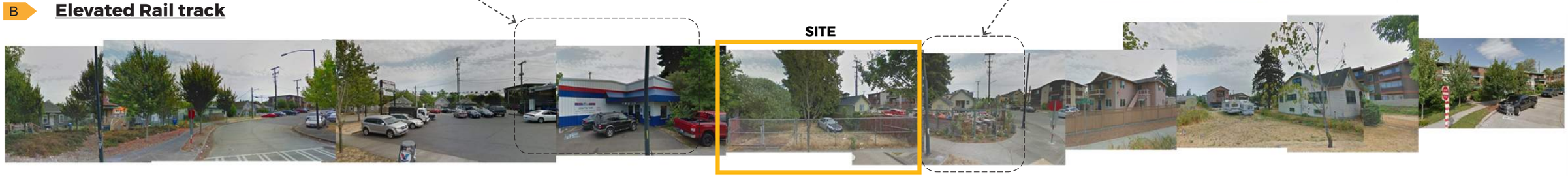
ACROSS FROM SITE

A **Martin Luther King Jr. Way S. - Across the light rail**

ACROSS FROM SITE

B **Elevated Rail track**

SITE



C **Martin Luther King Jr. Way S.**

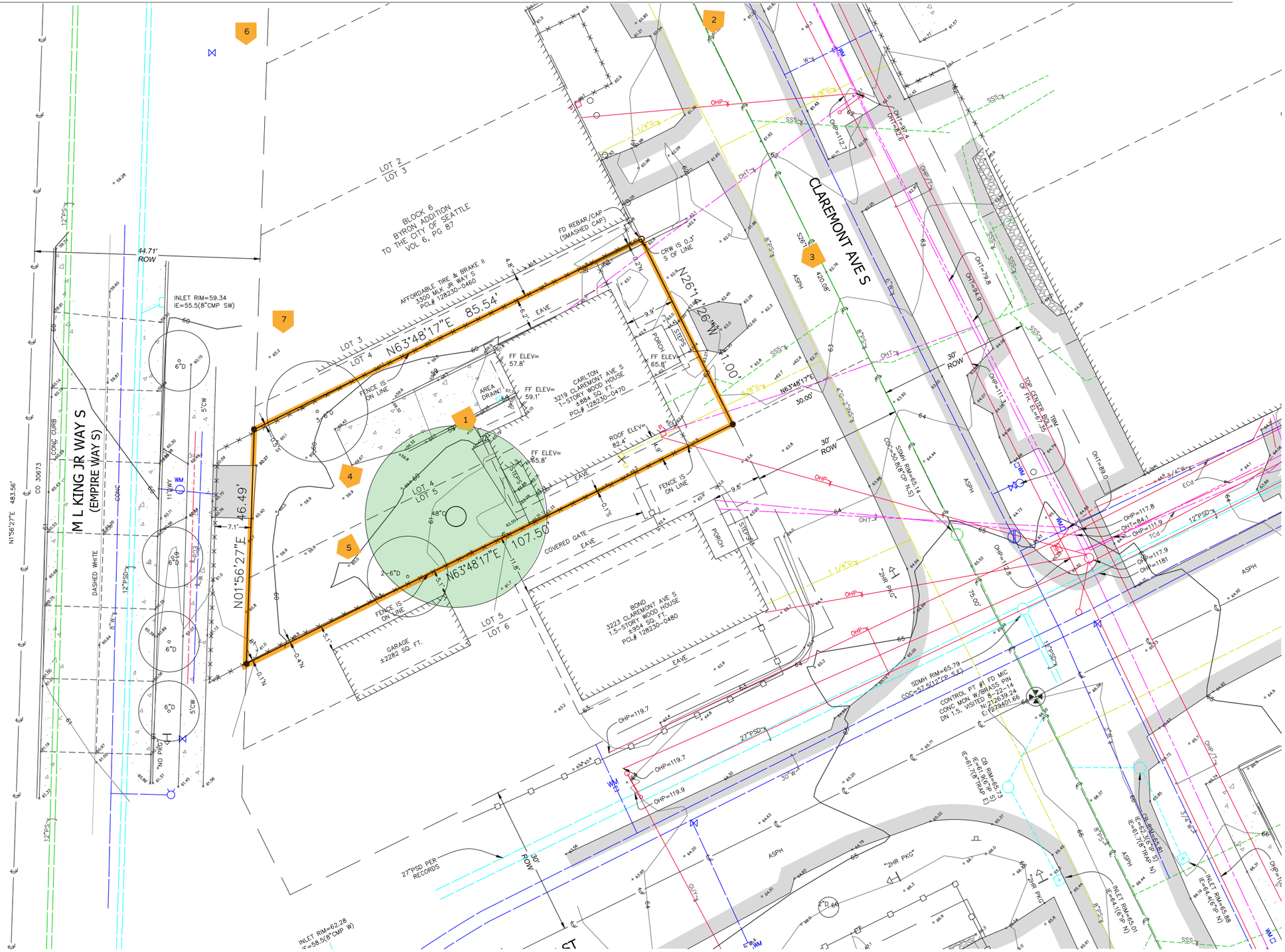
Site Analysis

3219 CLAREMONT AVE
SITE AREA: 3,9587 SF

Topography:
The site slopes ~3 feet east to west with the southwest corner at ele. ~60'. The highest corner of the site is at the southeast along Claremont Ave, which is at ele. ~62.6'.

Landscaping:
There is one existing exceptional tree
See Arborist report

Legal Description:
LOT 4, EXCEPT THE NORTH 4 FEET THEREOF AND LOT 5, EXCEPT THE SOUTH 15 FEET THEREOF, ALL IN BLOCK 6 OF VOLUME 6 OF PLATS, PAGE 87, SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



Site Plan

SITE IMAGES

North west Aerial

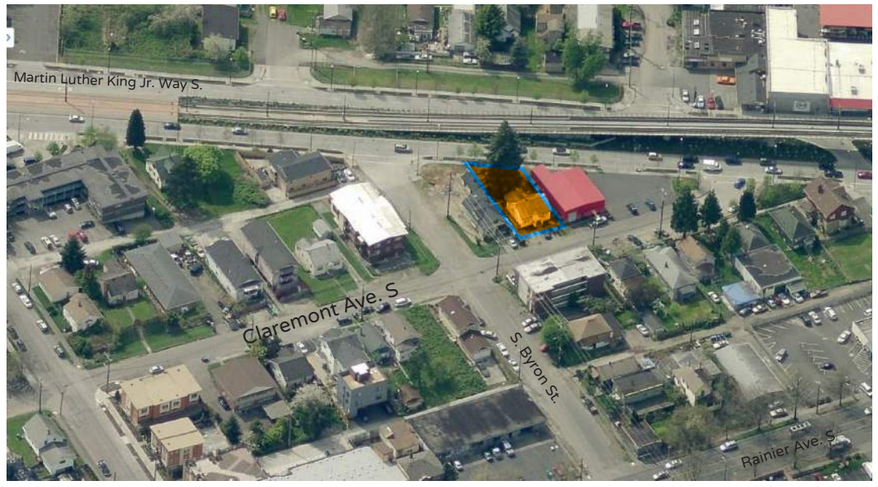
Legend

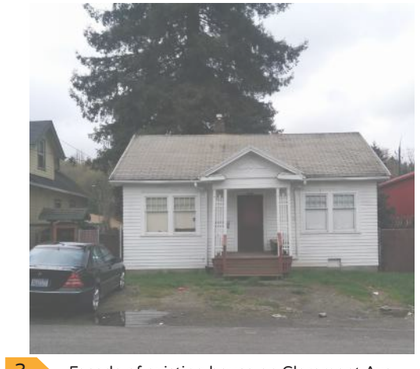
Photo Location Key (documented on page 10 - survey)

Site Boundary

1 Existing house and tree

2 Neighboring retail space and existing house

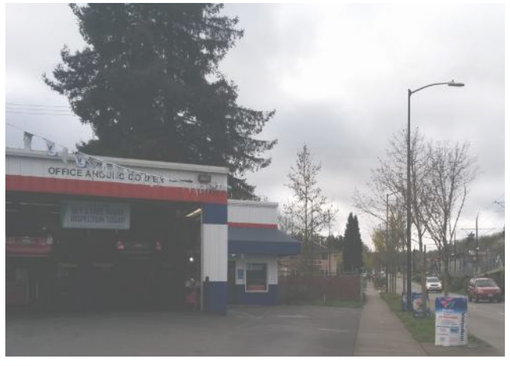




3 Facade of existing house on Claremont Ave.

4 Plot and elevated train track

5 Elevated train track



6 Plot on Martin Luther King Jr. Way S.

7 Plot on Martin Luther King Jr. Way S.

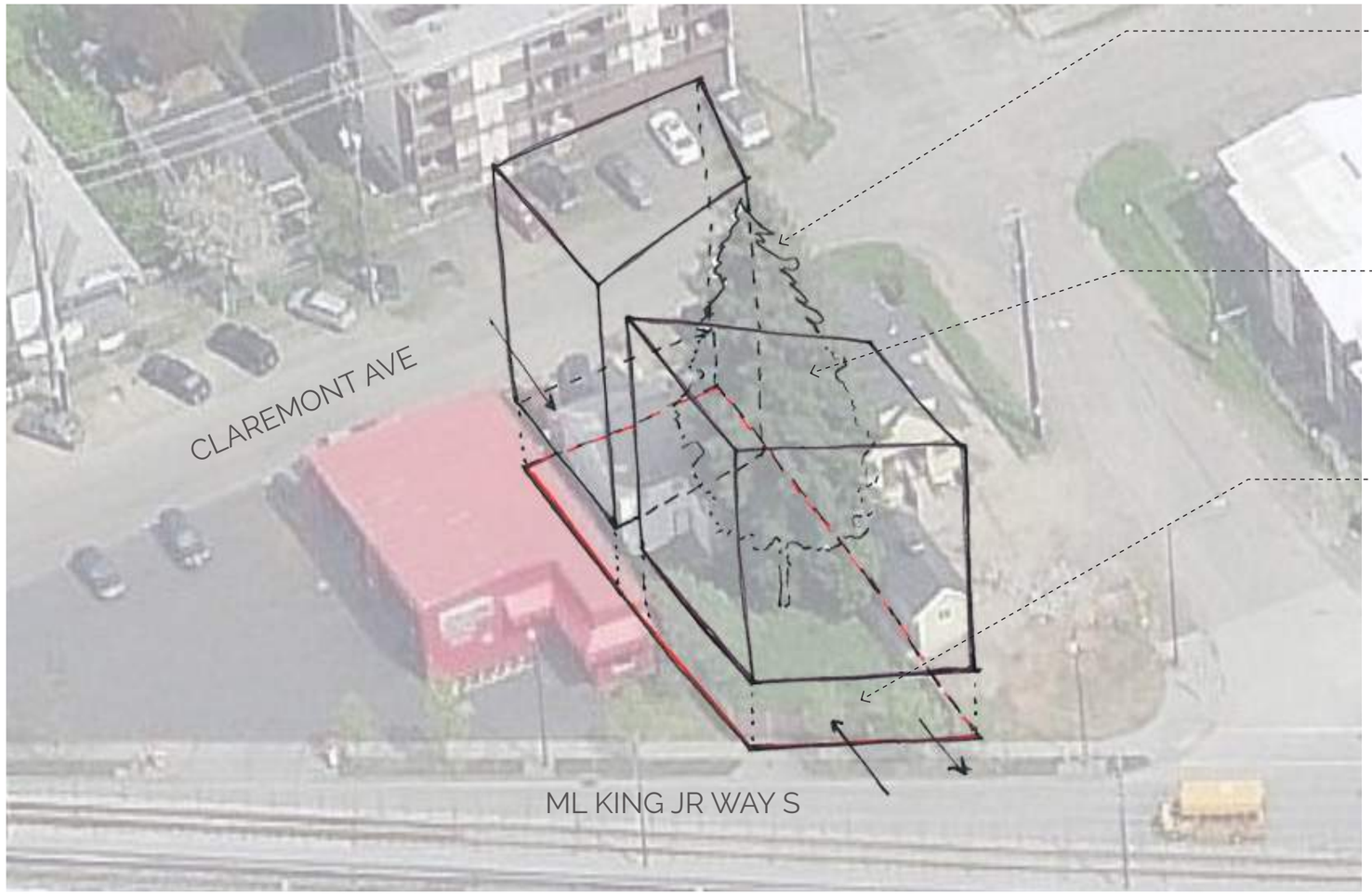
DESIGN EVOLUTION | PRECEDENT IMAGES

Concept - Tree Hugger

Inside - Landscaping and communal space around tree trunk

Inside - Float wood deck around tree for space to circulate, sit and gather

Outside - Clean, durable, elegant metal siding



1.

respect the exceptional tree in the middle of the plot

2.

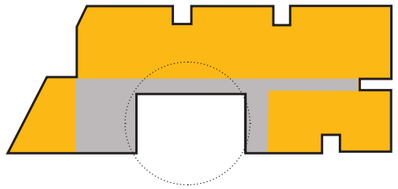
orient units around tree and out to city

3.

provide transparent facade and courtyard at ground level for retail

4.

main residential entry off Claremont Ave with external circulation that opens to external courtyard



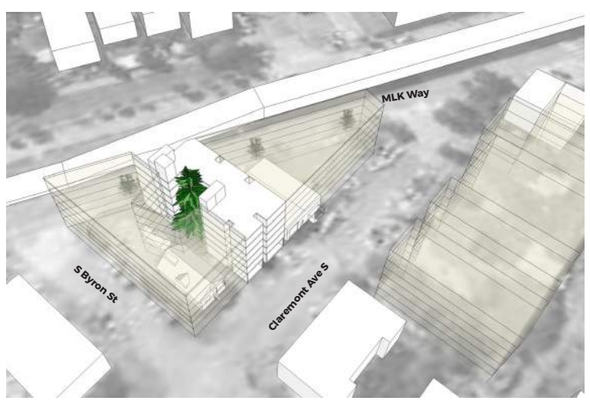
Option 1 - Carve

30 Units (50% SEDU)
1,030 COM. SF
16,000 RES SF

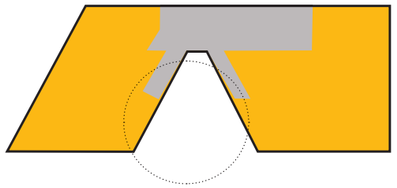
Positive
- Units do not have views to the tree
- Internal facing units
- Facade offers relief on North and South

Negative
- Retail has no views to the courtyard
- Retail on MLK is limited
- Inefficient circulation
- Long ground floor corridor
- Building encroaches on tree on North
- Small commercial spaces
- Elevation and stairs on perimeter making the building bulkier on the edge

Departures
- No Departures Req - Code Compliant



SE Aerial



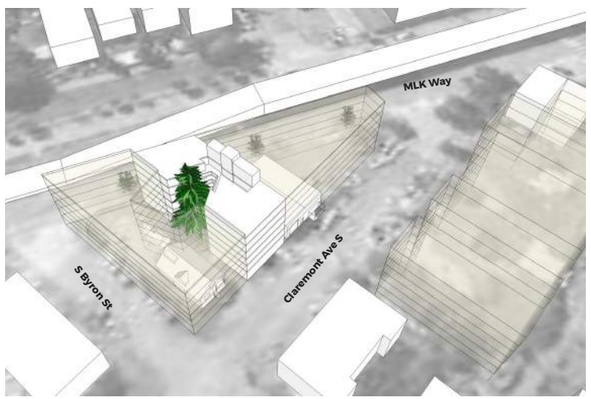
Option 2 - Angle

30 Units (66% SEDU)
900 COM. SF
15,500 RES SF

Positive
- Very efficient massing
- All retail has views to the courtyard
- Very efficient circulation

Negative
- Long ground floor circulation corridor
- Monolithic facade without relief
- Long units with minimum width
- Perceived height on perimeter of North facade
- Building encroaches on tree on East and West

Departures
- No Departures Req - Code Compliant



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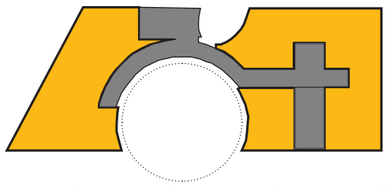


supported by Design Review Board

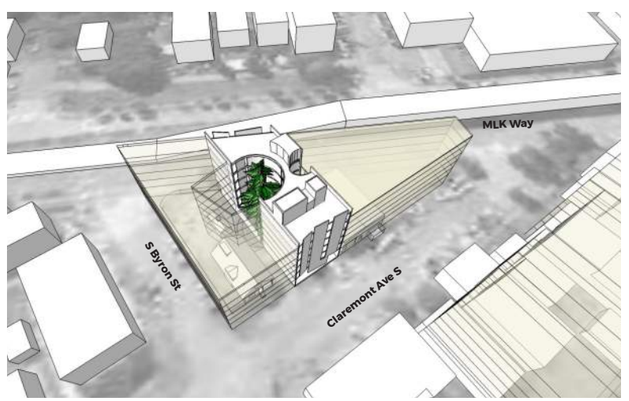
Option 3 - Embrace

35 Units (70% SEDU) **- Preferred -**
908 COM. SF
16,500 RES SF

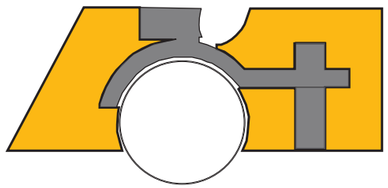
Positive
- Facade offers relief
- Diverse unit forms
- Large retail on MLK
- Dynamic circulation form
- Reduced massing on North facade

Negative
- Blank facade on North and South

Departures
- No Departures Req - Code Compliant



SE Aerial



- Preferred -

Option 3 - Embrace

35 Units (70% SEDU)
65’ tall - 6 stories w/ roof deck
908 COM. SF
16,500 RES SF

Positive

- Facade offers relief
- Diverse unit forms
- Large retail on MLK
- Dynamic circulation form
- Reduced massing on North facade

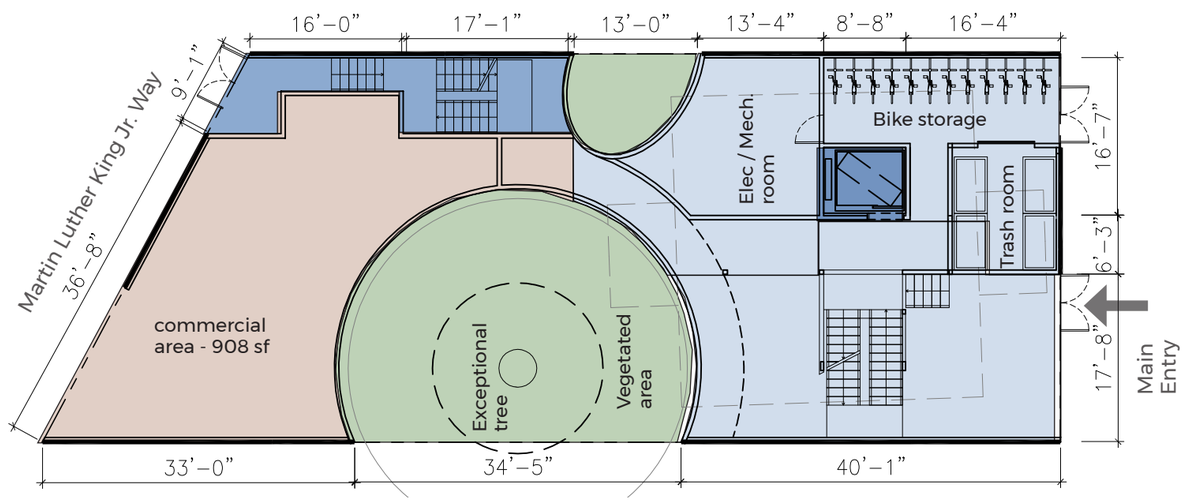
Negative

- Blank facade on North and South

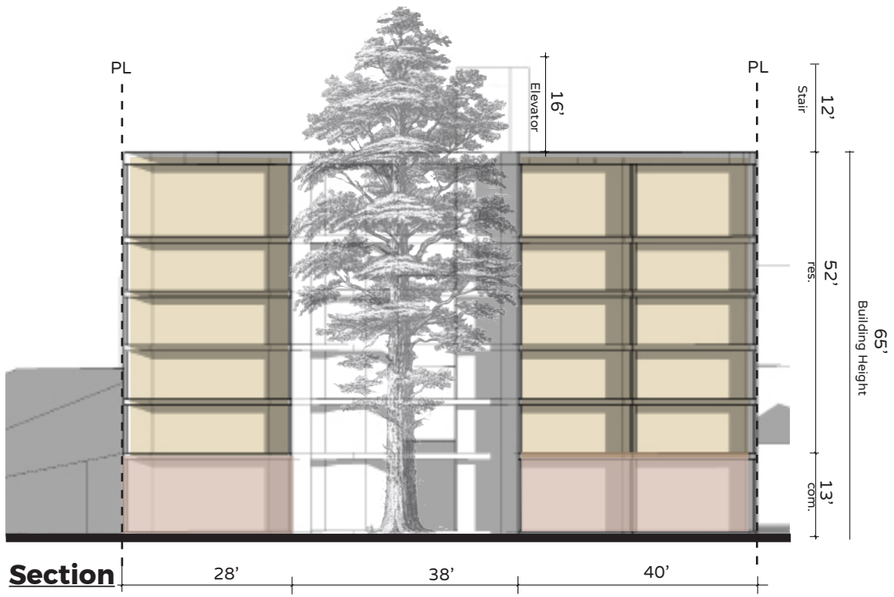
Departures

- No Departures Req - Code Compliant

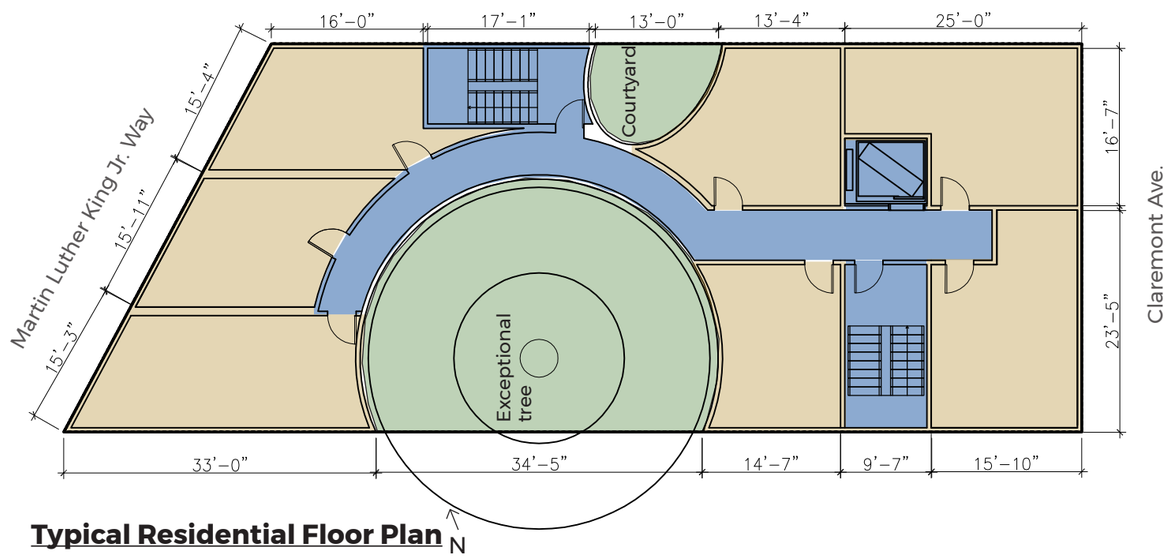
Residential Unit
Retail/Commercial/Live-work
Circulation
Lobby/Amenity Space
Green Space



Ground Floor Commercial & Entry Plan



Section



Typical Residential Floor Plan

Staff supports the simplified massing form of preferred Option 3 ... which created a continuous street-edge while providing relief ... by breaking the massing into two volumes. Staff commends the design team on development of a strong architectural concept, and supports the preservation and integration of the exceptional tree into the design concept.

PRIORITIES & BOARD RECOMMENDATIONS

1. Architectural Concept/Massing:

a. Staff supports the **simplified massing form** of preferred Option 3, Embrace, which created a continuous street-edge while providing relief along the north- and south side facades by breaking the massing into two volumes. Staff **commends the design team on development of a strong architectural concept**, and supports the preservation and integration of the exceptional tree into the design concept. CS1-D- 1. On-Site Features, CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-C-2. Mid- Block Sites

b. Staff supports the concept of **emphasizing the slender massing form** with long ribbons of textured high-quality materials as shown on page 30 of the EDG packet. The next iteration should further:

i. Create greater **legibility of the entry.** PL3-A Entries

ii. Integrate horizontal breaks on the east and west facades as shown in precedent images on page 30 of the EDG packet with the goal of creating visual interest, **playful façade articulation** which distinguishes the building as residential rather than industrial, and incorporates changes in depth along the street facing facades. DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest

iii. Strengthen the **visual connection and tie to the courtyard space**. DC3-A-1. Interior/Exterior Fit, DC1-A-4. Views and Connections

2. Landscaping/Courtyard:

a. Staff is highly **supportive of the preservation of the exceptional tree.** Provide on the viability of the existing sequoia within the courtyard. DC4-D-4. Place Making, DC4-D- 3. Long Range Planning

b. Provide a succession or replacement plan of the tree **should the exceptional tree be damaged** during construction. DC4-D-3. Long Range Planning

c. With the next submittal clarify the **connection into the courtyard space** from the commercial space and lobby, users of the courtyard, and provide a detailed landscape plan. DC3-A-1. Interior/Exterior Fit, DC3-B-1. Meeting User Needs, DC3-C- 2. Amenities/Features

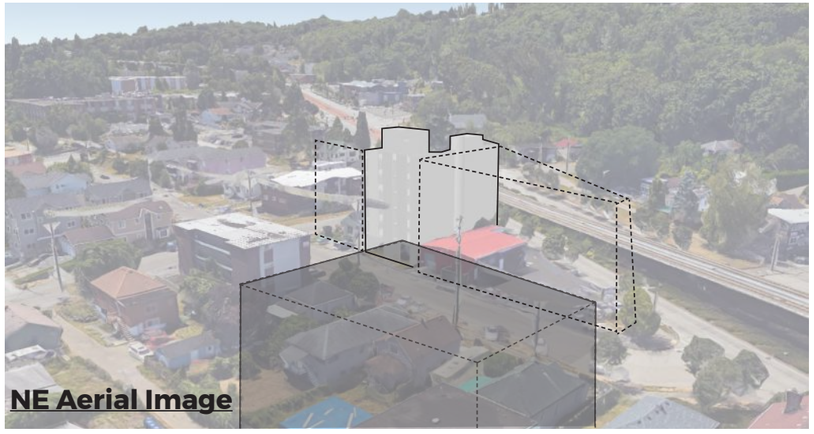
d. With the next submittal, clarify the **design of the fence or wall bordering the courtyard** areas from adjacent sites. Staff also encourages a fencing option which **may allow for a future shared courtyard**, taking advantage of the exceptional tree. DC1-A-3. Flexibility

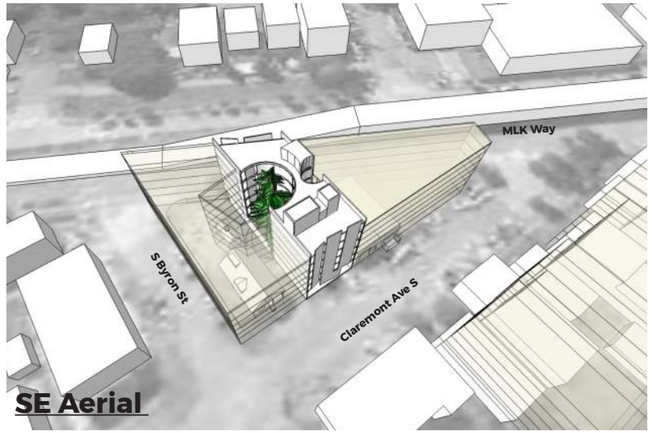
3. Materials:

a. Staff supports of the indicated material palette including **textured metal siding**, panels with varying translucency, and glass. DC2-D Scale and Texture, DC4-A Exterior Elements and Finishes

b. Staff is supportive of the conceptual images presented on page 30 of the EDG packet regarding the blank wall condition, however strongly **encourages some plane changes along these facades** with the goal of creating a more seamless transition from the east and west facades to the sides. The **north and south facades are highly visible and the articulation of the blank walls** should reflect a cohesive and seamless transition from street-facing facades. DC2-B-2. Blank Walls

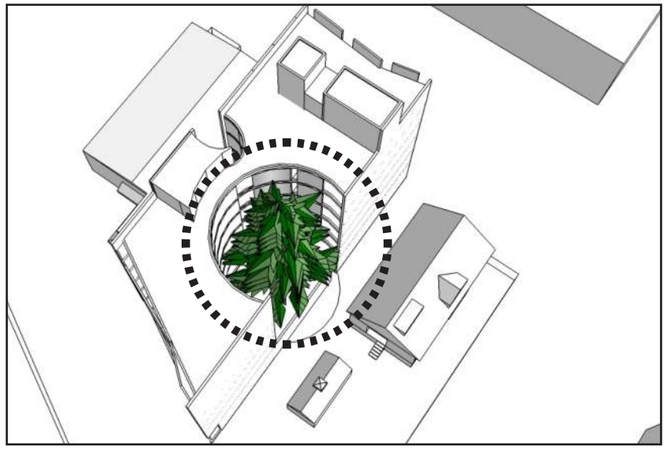
SW Street Perspective


NE Aerial Image



SE Aerial

1: Keep existing tree



CS1: NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

B. SUNLIGHT AND NATURAL VENTILATION

- **Sun and Wind:** Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

D. PLANTS AND HABITAT

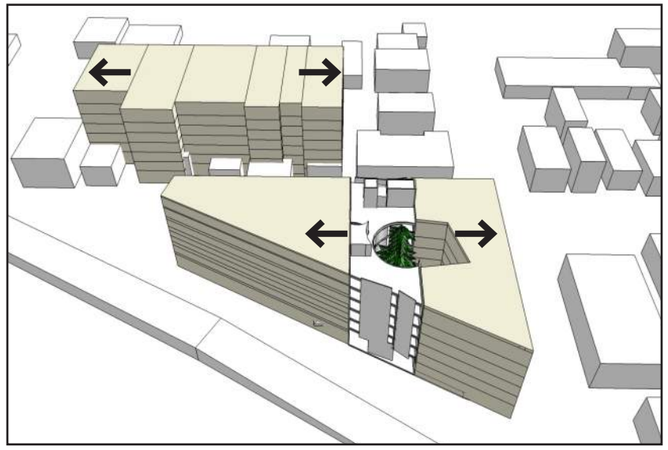
- **On-Site Features:** Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

Preservation of significant tree: The mass of the building is broken down around the large tree.

Courtyard: The project creates an outdoor courtyard for the residents of the building. The courtyard allows for natural ventilation for the ground commercial spaces and the residential units above.

Orientation of residential units: The apartments are oriented along and East - West axis to minimize solar exposure and increase cross ventilation.

3: Future Projects & Massing (yellow)



CS3: ARCHITECTURAL CONTEXT AND CHARACTER

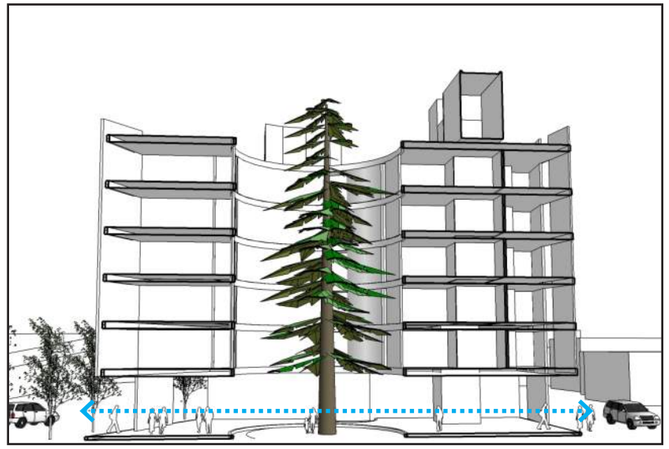
Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- **Evolving Neighborhoods:** In neighborhoods where architectural characters evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

The Mount Baker neighborhood is undergoing a period of development and growth. Following the recommendations made by Mount Baker Urban overlay, this project will both acknowledge the current vehicular dominance of the context but also propose attractive ways of providing retail and public spaces at ground floor level while also maintaining the security and privacy of residents.

1: Engage existing tree - establish views thru site



PL1: CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

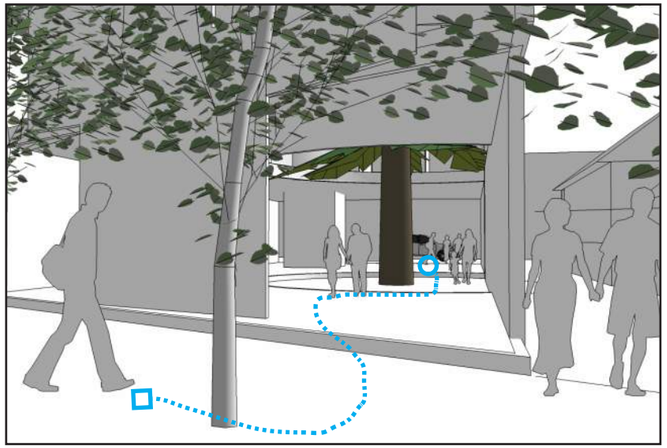
A. NETWORK OF OPEN SPACES

- **Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

Open space at the ground level:
The Mount Baker Urban overlay suggests a broader network of open spaces through the neighborhood. In the project, we intend to have the courtyard be a means to a safe open space for the residents and the commercial retail users.
The project will also engage with the street with the sidewalk on Claremont Avenue.

Open space for the residential units:
The project also offers a series of outside circulation to each of the units.

2: Transparent commercial and residential entry space at ground level



PL2: WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. SAFETY AND SECURITY

- **Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
- **Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

Eyes on the Street: The project will feature ground floor commercial storefronts along Martin Luther King Jr. Way S. Claremont ave. The courtyard at the center of the lot allows for transparency, visibility through the structure to provide a greater connection to the street. The entry to the residences are at the center of the lot and are thus within a safe environment where lines of sight and natural surveillance occurs within the courtyard.

Lighting for Safety: Lighting at sufficient lumen intensity will be provided to insure proper safety of residents.

PL4: ACTIVE TRANSPORTATION

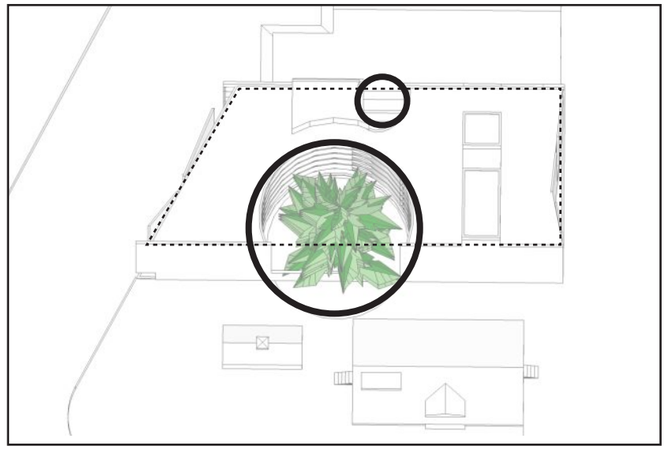
Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

B. PLANNING AHEAD FOR BICYCLISTS

- **2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

Serving all Modes of Travel: The project will feature vehicular parking as well as parking for bikes and provide assistance to residents to utilize public transit.

2: Setback from tree with circular shape = Create natural interior form that embraces tree



DC2: ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. MASSING

- **2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries

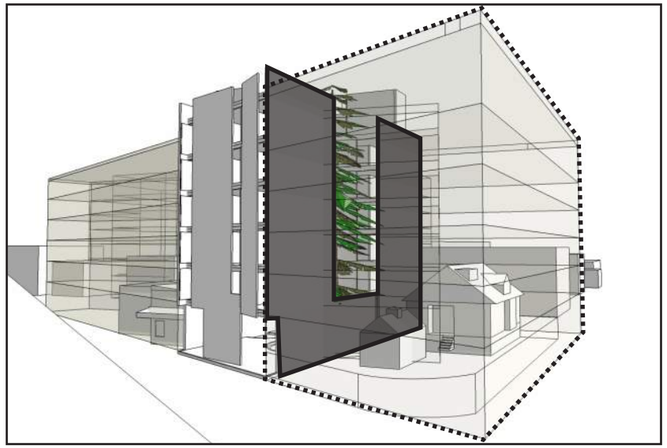
D. SCALE AND TEXTURE

- **2. Texture:** Design the character of the building, as expressed in the form, scale and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate

Reducing Perceived Mass: The residences are divided in two though a courtyard to help break down the perceived mass and length of the structure and more closely relate it to the massing of its context.

Scale and texture: Some facades of the building will be designed with corrugated metal to help provide texture.

4: Use highly textured material on north and south walls to provide interest before new buildings are built



DC4: EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. BUILDING MATERIALS

- **1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

A. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

- **2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

Building Materials: Corrugated metal will be selected along the Martin Luther King Jr. Way S. to help provide a visual an auditory buffer to the constant vehicular movement outside. Corrugated metal is distinctive, high quality and a durable material.

Hardscaping materials: Materials within the courtyards will also be selected to help provide a human scale to the space and similar to the landscaping design, the hardscape at the main residential and commercial entries will be designed to welcome and usher residents and guests into the building.

Project Rendering - SE View from Claremont Ave

Project Rendering - View from Commercial Space into Courtyard

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Notable Evolutions

1. Concept - Tree Hugger

The original courtyard concept was maintained and reinforced through opening up views into and through the center of the site. The tall, linear exterior facades serve as a compliment to the towering seqoia tree within. The project focuses both in - towards the tree and then out - towards the community.

2. Courtyard - Views (near and far)

Maintain central courtyard space, which derives its shape and size from the limitations required by local arborist (Robert Williams) to ensure the health and survival of the existing tree on the site. A central wood walkway has been added around the space as an "engawa" space - inspired by japanese architecture - as a space of reflection to view and admire the tree and surrounding landscaping. Additionally, glazing along Claremont and MLK provide the public with views of the tree trunk and courtyard within.

3. Materiality

The use of vertically oriented metal cladding has been maintained. The exterior facades feature a highly textural "box-rib" profile that will allow for ample shadow-play throughout the day. The interior courtyard facades will be clad in a more subtle, yet equally durable, corrugated metal cladding. Between the metal cladding will be simple white vinyl openings with clean white cement board panels.

EDG

Project at EDG

RECOMMENDATION

Revised Scheme - View from SE Corner

Staff supports the simplified massing form of preferred Option 3 ... i. Create greater legibility of the entry... / iii. Strengthen the visual connection and tie to the courtyard space.

EDG 1 DESIGN GUIDANCE:

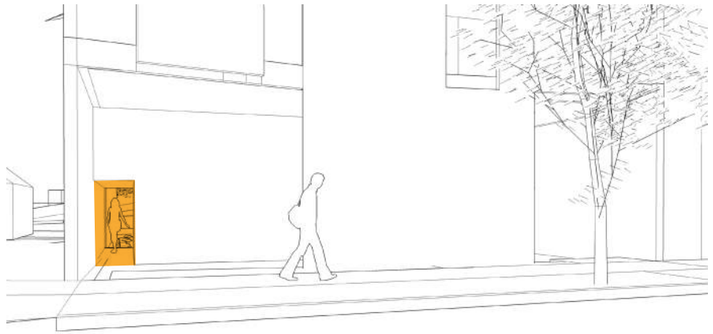
1. Architectural Concept/Massing:

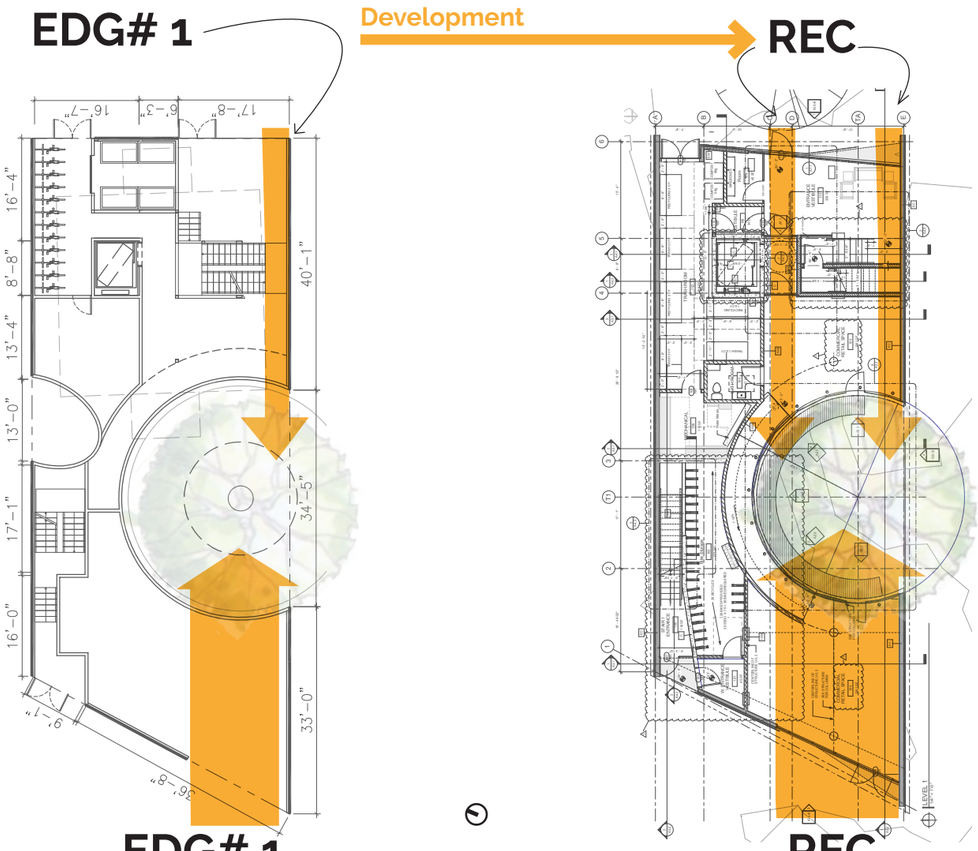
a. Staff supports the simplified massing form of preferred Option 3, Embrace, which created a continuous street-edge while providing relief along the north- and south side facades by breaking the massing into two volumes. Staff commends the design team on development of a strong architectural concept, and supports the preservation and integration of the exceptional tree into the design concept. CS1-D- 1. On-Site Features, CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-C-2. Mid- Block Sites

b. Staff supports the concept of emphasizing the slender massing form with long ribbons of textured high-quality materials as shown on page 30 of the EDG packet. The next iteration should further:

i. Create greater legibility of the entry. PL3-A Entries

iii. Strengthen the visual connection and tie to the courtyard space. DC3-A-1. Interior/Exterior Fit, DC1-A-4. Views and Connections





View from Claremont Entry into Courtyard - from south

View from Claremont Entry into Courtyard - from middle

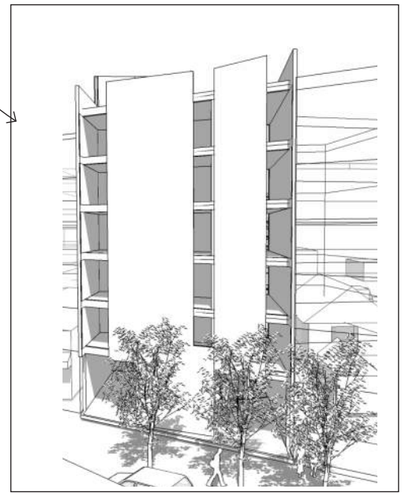
RESPONSE:

The existing visual connection to the courtyard from Claremont Ave was maintained while also adding another view into the courtyard through a glazed elevator lobby.

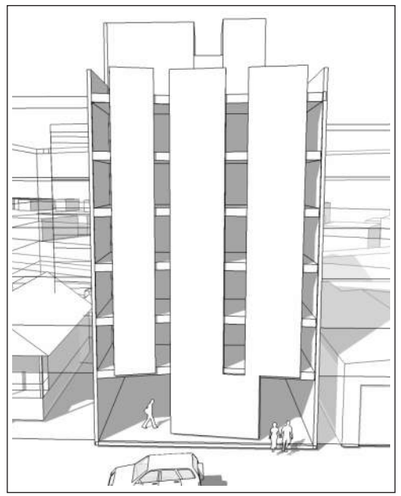
The visual connection to the courtyard from MLK Way was widened to further tie the activity of the street and commercial space into the activity of the courtyard.

Integrate horizontal breaks on the east and west facades as shown in precedent images on page 30 of the EDG packet with the goal of creating visual interest...

EDG → RECOMMENDATION



West Wall



East Wall

EDG 1 DESIGN GUIDANCE:

ii. Integrate horizontal breaks on the east and west facades as shown in precedent images on page 30 of the EDG packet with the goal of creating visual interest, playful façade articulation which distinguishes the building as residential rather than industrial, and incorporates changes in depth along the street facing facades. DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest

SW Perspective

View Up

RESPONSE:

Horizontal Breaks were added to the east and west facades - similar to those shown in the precedent image (left). Additionally, to create a uniform facade these horizontal breaks were carried along the north and south facades.

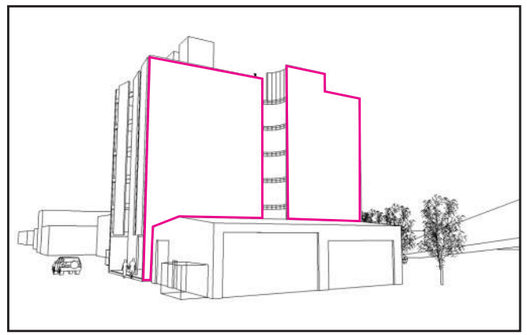
The fenestration along the east and west walls was divided and arranged in a manner similar to other residential projects to help differentiate it from industrial buildings. There will be a collection of both fixed and operable windows to add variation to the facade.

Staff supports of the indicated material palette including textured metal siding ... strongly encourages some plane changes along these facades with the goal of creating a more seamless transition from the east and west facades to the sides. The north and south facades are highly visible and the articulation of the blank walls should reflect a cohesive and seamless transition from street-facing facades.

EDG 3 DESIGN GUIDANCE:

a. Staff supports of the indicated material palette including textured metal siding, panels with varying translucency, and glass. DC2-D Scale and Texture, DC4-A Exterior Elements and Finishes

b. Staff is supportive of the conceptual images presented on page 30 of the EDG packet regarding the blank wall condition, however strongly encourages some plane changes along these facades with the goal of creating a more seamless transition from the east and west facades to the sides. The north and south facades are highly visible and the articulation of the blank walls should reflect a cohesive and seamless transition from street-facing facades. DC2-B-2. Blank Walls



North Wall - EDG

South Wall - EDG

RESPONSE:

The material palette presented at EDG has been maintained with the usage of a highly textured metal siding. See page 31 for more information.

The north and south facades were designed with similar vertical and horizontal alignments with the east and west facades as well as the usage of a consistent box-rib material. However to set the N/S sides apart from the E/W sides a change in color helps to differentiate the volumes.

The windows along the E/W facades are set in slightly from the metal cladding and the N/S courtyard recesses help create a more varied and playful facade.

Vertical Box Rib Siding

North Wall - REC

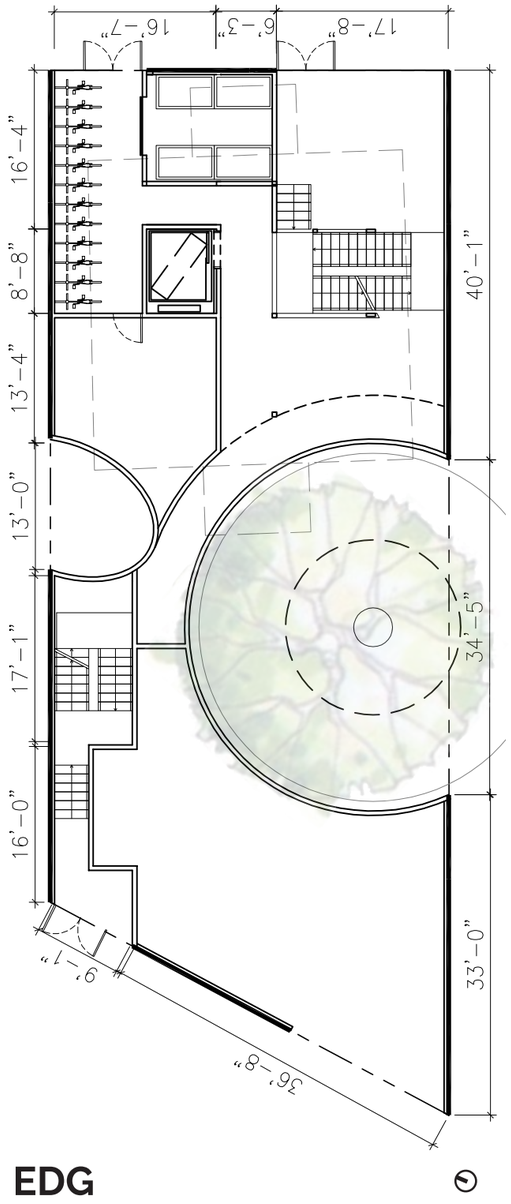
South Wall - Rec

Clarify the connection into the courtyard space from the commercial space and lobby ... clarify the design of the fence or wall bordering the courtyard areas from adjacent sites. Staff also encourages a fencing option which may allow for a future shared courtyard.

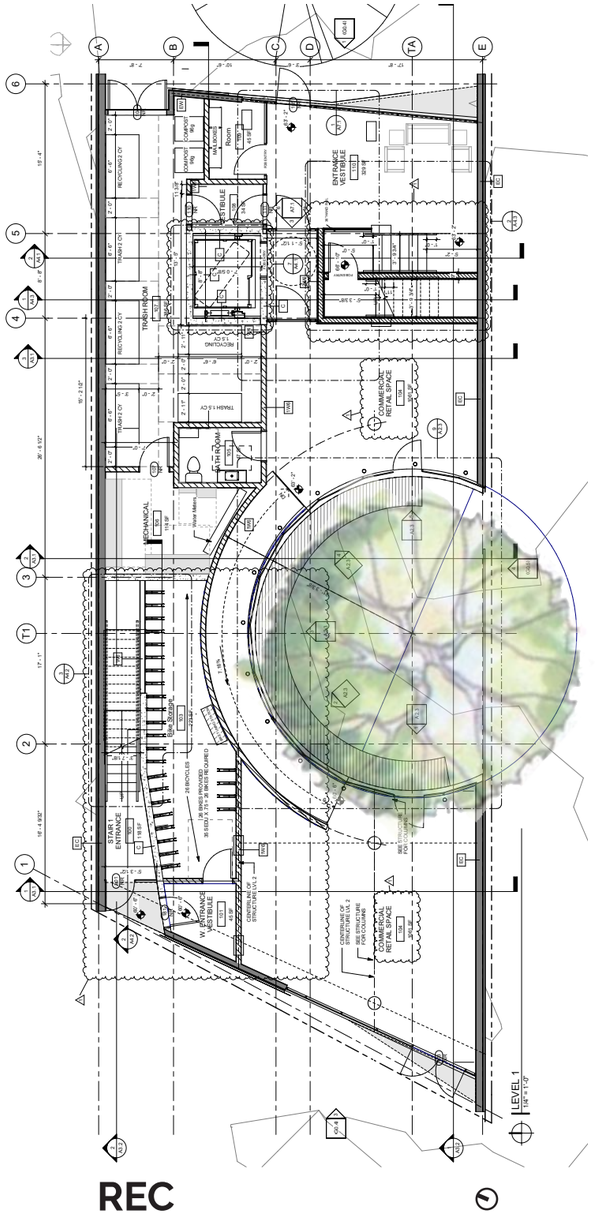
EDG 3 DESIGN GUIDANCE:

c. With the next submittal clarify the connection into the courtyard space from the commercial space and lobby, users of the courtyard, and provide a detailed landscape plan. DC3-A-1. Interior/Exterior Fit, DC3-B-1. Meeting User Needs, DC3-C- 2. Amenities/ Features

d. With the next submittal, clarify the design of the fence or wall bordering the courtyard areas from adjacent sites. Staff also encourages a fencing option which may allow for a future shared courtyard, taking advantage of the exceptional tree. DC1-A-3. Flexibility



EDG



REC

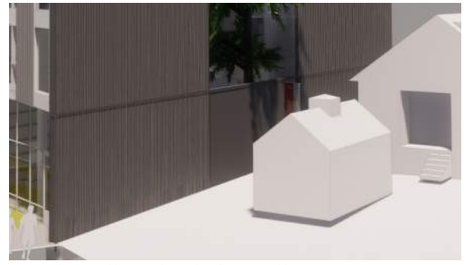
RESPONSE:

The visual connection into the courtyard has been maintained and reinforced through expansive glazing through the commercial space and a widened opening from the residential lobby along Claremont Ave so that residents can visually engage with the tree on a daily basis.

The fence along the south property line has been designed as a semi-permanent solution that utilizes the same metal cladding as the south facade but on a separate structural system that can be taken down in the event that a future project to the south would like to similarly open up to this significant tree & communal courtyard.

View into courtyard - looking to res entry

View into courtyard - commercial space



South wall and existing adjacent property

South wall elevation and exceptional tree

Staff is highly supportive of the preservation of the exceptional tree. Provide details on the viability of the existing sequoia within the courtyard ... Provide a succession or replacement plan.

EDG 2 DESIGN GUIDANCE:

2. Landscaping/Courtyard:

a. Staff is highly supportive of the preservation of the exceptional tree. Provide on the viability of the existing sequoia within the courtyard. DC4-D-4. Place Making, DC4-D- 3. Long Range Planning

b. Provide a succession or replacement plan of the tree should the exceptional tree be damaged during construction. DC4-D-3. Long Range Planning

RESPONSE:

The existing Sequoia tree has been surveyed by Robert Williams, Arborist, and closely measured in terms of its dripline and overall health. The design of the courtyard as both finished project and the process of construction has taken into account the needs of the tree to ensure its survival - See protection standards, which will be included in the approved plan set.

Furthermore, in the event that the tree would need to be replaced a succession plan has been drawn by Glenn Takagi, Landscape Architect - see page 25.

Tree Protection for Courtyard Sequoia (Redwood):
(General Guidelines, see Tree Protection Plan prepared by Robert W. Williams Consulting Arborists for specifics)

1. No construction traffic in the root zone.
2. Flag or mark any exposed roots.
3. Apply a 6" depth of wood chip mulch to minimize soil compaction.
4. Flag any overhanging limbs and inform operators.
5. No disturbance allowed without site-specific Arborist inspection and approval.
6. All excavation to be completed by hand.
7. All roots severed above 1" in diameter must be cut clean and back to laterals when possible.
8. Severance of roots larger than 2" in diameter prohibited.
9. No grade changes.
10. No heavy equipment access or stockpiling of materials.
11. Tunneled excavations may be allowed when 3'0"or deeper below ground level.

Robert W. Williams and Associates
Consulting Arborists

16749 Chilberg Avenue, La Conner, WA 98257 (360) 399-1196 (206) 522-7262

Vladi Aficiuc
Prestige General Contracting
33241 44th Ave S
Federal Way, WA 98001
1 / 29 / 16
CC: Max Bemberg, Hybrid Architecture & Assembly

Overview

A new project is in the planning stages and after the site photographs were submitted and reviewed a proposal was made on the following basis:

- To inspect the trees on the property located at 3219 Claremont Ave S. in Seattle
- To identify the trees by genus and species and verify the DBH measurement to determine "Exceptional Tree" status per the DPD Director's Rule 16-2008
- To assess the overall health and structural condition of the trees in respect of decay or defects and determine suitability for retention
- To provide a written report based on the field findings

The proposal was accepted and a site visit was made on 1 / 26 / 16. To determine whether the tree on site met with the criteria outlined in the Director's Rule 16- 2008. Measurements of tree diameter were taken. The tree was identified by genus and species and an evaluation of health and structural condition was made.

The project site is located on a residential street in the south end of Seattle. The neighborhood is comprised mainly of single family homes and older apartment dwellings. The existing home, shown in the photograph at left, is vacant. The subject tree is growing in the back yard of the property. Also seen at left, this tree is a Coast Redwood *(Sequoia sempervirens)* and is the only tree of a significant size; a flowering shrub and small plantings were also present.

The tree is a semi-mature example of the species which can live for well over a thousand years, if left undisturbed. This particular tree was assessed to be in good condition with good leaf cover and color. Other than the fact that it is co-dominant (with two trunks); there are no additional structural defects and no apparent issues relative to tree health. The tree was found to be suitable for retention.

The Directors Rule 16- 2008

A list of species and ***Threshold Diameters*** is provided in the Directors Rule. Individual trees are measured at 4.5' above the ground, the Diameter at Breast Height (DBH). The intent of the procedure is to identify ***Exceptional Trees.*** These are trees of particular species, of significant size, in good condition. The Directors rule states that exceptional tree determination will be attributed to trees *by virtue of size, species, condition, cultural/historic importance, age, and/or contribution as part of a grove of trees.*

In designating a tree as exceptional, threshold diameters are established. Trees equal or greater than the threshold diameter are assessed for condition, historical value, projected life-span, survivability and hazard potential as determined by Risk Assessment.

Information was gathered during the field study on the form shown in the following section. The form delineates into the following categories:

- **Tree Number** Identification number as shown on the attached plan.
- **Species and Origin** Tree species common name and origin N=native nn= non-native.
- **DBH** Diameter of the trunk at 4.5' Diameter at Breast Height = **DBH**.
- **Threshold Diameter** DBH at which species are considered exceptional in reference to Table 1 of Directors Rule 16-2008 or if not listed in Table 1 the threshold diameter is 30" or 65% - 75% of the largest documented tree of the same species, whichever is less.
- **Tree Grove** Exceptional status based on a group of eight or more trees of 12" in diameter or greater that form a continuous canopy.
- **Health and structural condition** An evaluation of the tree for vitality, disease, decay, defect and form. Poor, Moderate, Good.
- **Risk Assessment** Exceptional trees that represent a significant risk of failure or are not likely to survive following construction are subject to a Risk Assessment.
- **Directors Rule status** Given the preceding criteria whether the tree should be designated as exceptional. If non-exceptional, excluded by poor condition/risk C, non-exceptional species, Spp. Below threshold size, Si.

Tree Number	Species	DBH	Threshold Diameter	Health & Structural Condition	Risk Assessment Rating	Directors rule status
1	Sequoia nn	65"	30"	Good	N/A	*Exceptional

Summary of Conclusions

The tree that is growing in the backyard of the home at 3219 Claremont Ave S. was assessed for health and structural stability and found to be in a healthy condition and currently without severe structural defects. The tree was also identified by genus and species per the Director's Rule 16-2008. The tree was determined to be of "exceptional status" far exceeding the threshold diameter as written in the rule.

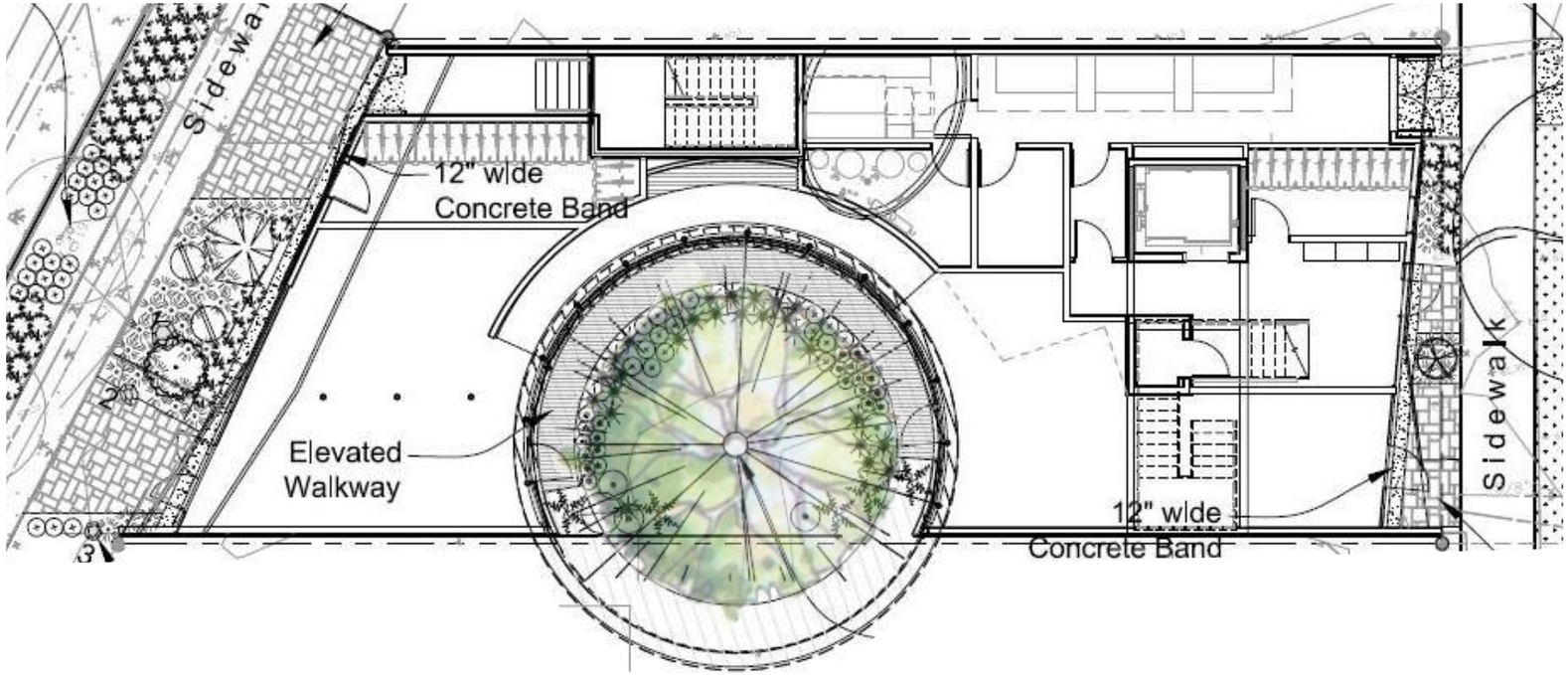
If the tree were to be retained for any planned site development, tree protection would be needed. For this purpose, dripline measurements were taken, to be used as needed down the line.

In response to the tree life span expectancy after construction, possible succession plan to replace the tree, (should the tree deteriorate):

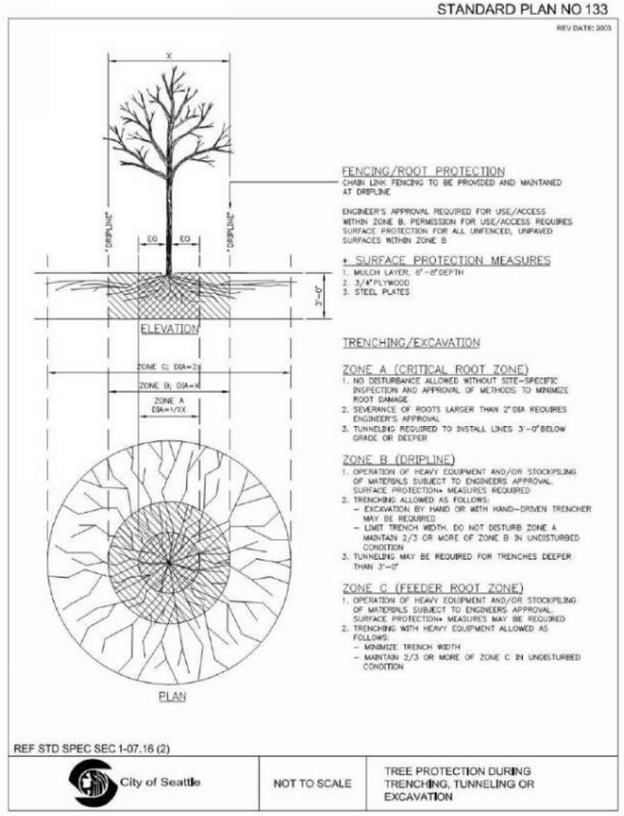
According to the Arborist Lisa Williams, Certified Arborist: "Per Matheney/Clark Managing Trees During Construction the Coast Redwoods' tolerance to construction rating is 'good'. The tree species (out of its native range) requires additional irrigation and of course, tree protection specifications are still needed. Per Rob's report, "these trees can live over a thousand years" with minimal disturbance. [...] This one is substantial [...] The existing tree is said to have 'high retention value' ".

on October 4, 2016

RESPONSE TO EARLY DESIGN GUIDANCE - TREE PROTECTION / SUCCESSION PLANS



Existing Tree in Proposed Landscape Plan - Design and Protection Measures

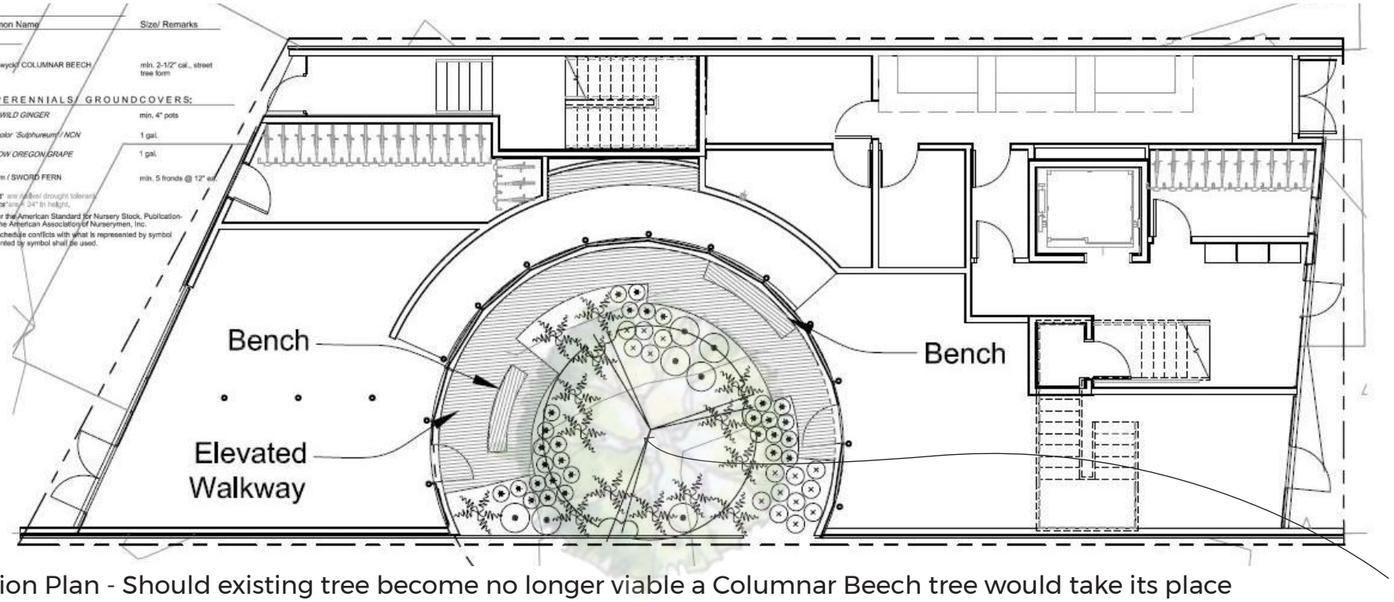


Tree Protection Measures 1

PLANT SCHEDULE

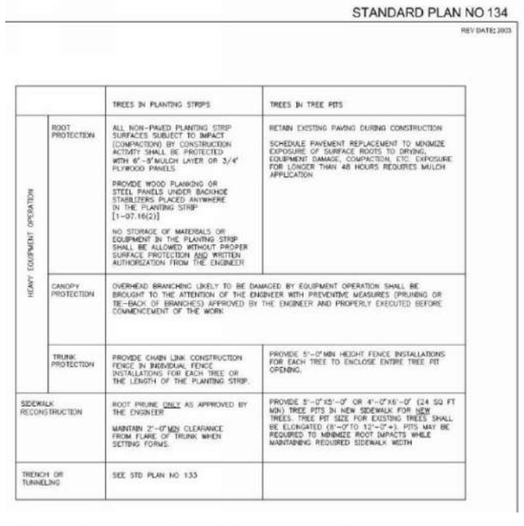
Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
		TREES:	
1		Fagus sylvatica 'Dawyck' COLUMNAR BEECH	min. 2-1/2" cal., street tree form
		SHRUBS/ PERENNIALS/ GROUNDCOVERS:	
29		*Asarum caudatum/ WILD GINGER*	min. 4" pots
7		*Epimedium x versicolor 'Sulphureum'/ YCN*	1 gal.
15		*Mahonia repens/ LOW OREGON GRAPE*	1 gal.
14		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" ea.

* Plant names shown in 'bold' are native/ drought tolerant.
* Plant names shown in 'italics' are 24" in height.
* Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.
* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.

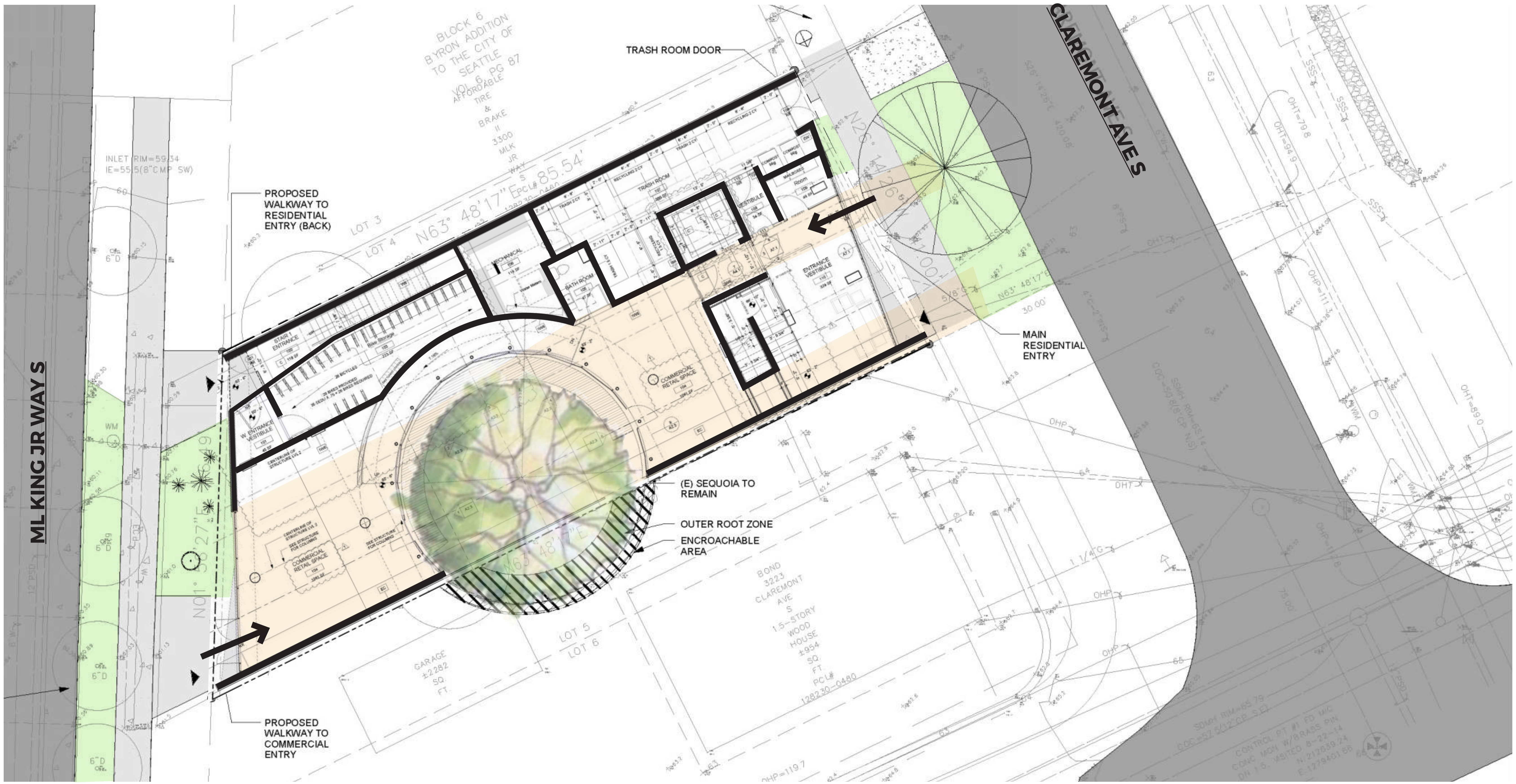


Succession Plan - Should existing tree become no longer viable a Columnar Beech tree would take its place

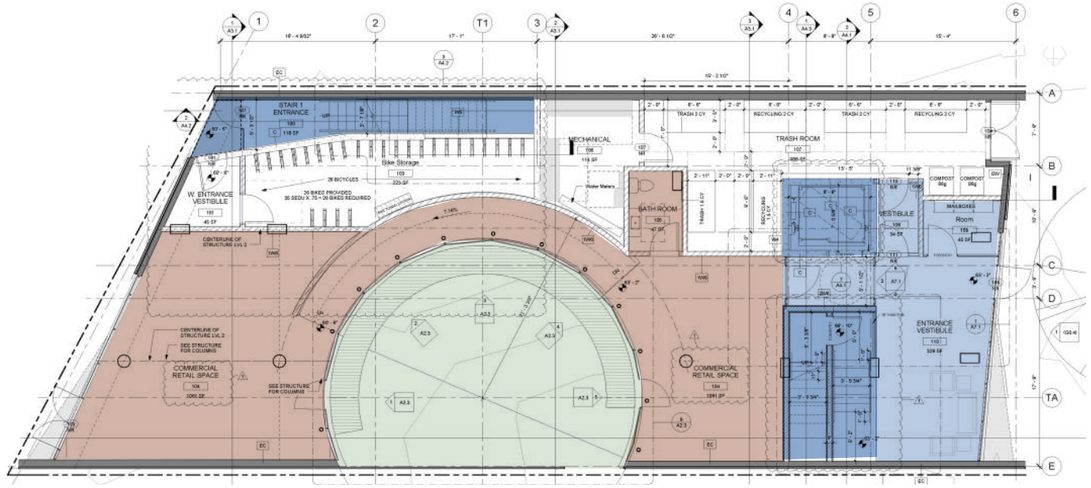
Columnar Beech



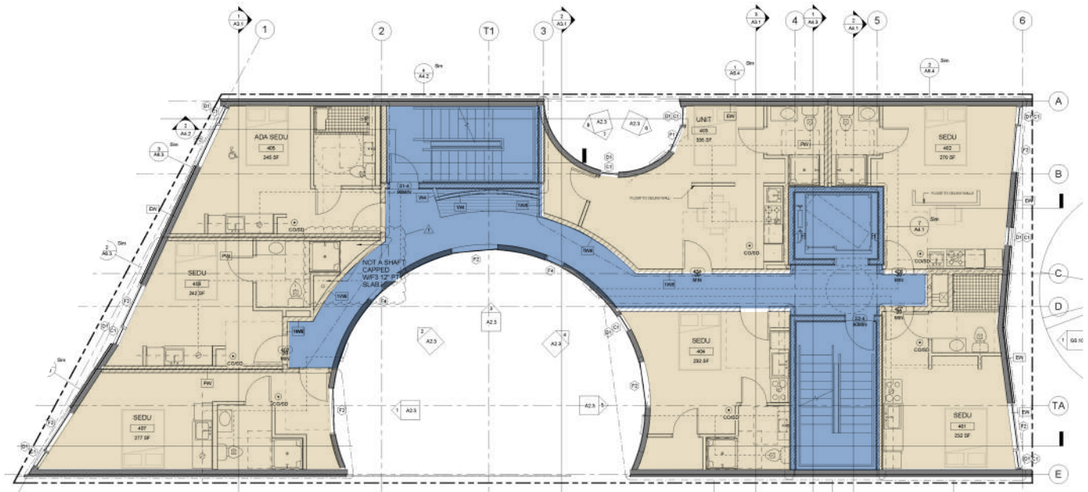
Tree Protection Measures 2


TRASH ROOM DOOR
PROPOSED WALKWAY TO RESIDENTIAL ENTRY (BACK)
CLAREMONT AVE S
MAIN RESIDENTIAL ENTRY
ML KING JR WAY S
(E) SEQUOIA TO REMAIN
OUTER ROOT ZONE
ENCROACHABLE AREA
PROPOSED WALKWAY TO COMMERCIAL ENTRY
BLOCK 6 BYRON ADDITION TO THE CITY OF SEATTLE VOL 6 PG 87
AFFORDABLE TIRE & BRAKE II 3300 MLK JR WAY S
BOND 3223 CLAREMONT AVE S 1.5-STORY WOOD HOUSE ±954 SQ. FT. PCL# 128230-0480
GARAGE ±2282 SQ. FT.
LOT 3
LOT 4
LOT 5
LOT 6
INLET RIM=59.34
IE=55.5(8"CMP SW)
COMMERCIAL RETAIL SPACE
ENTRANCE VESTIBULE
TRASH ROOM
BATH ROOM
MECHANICAL
W. ENTRANCE VESTIBULE
STAIR 1 ENTRANCE
Bike Storage

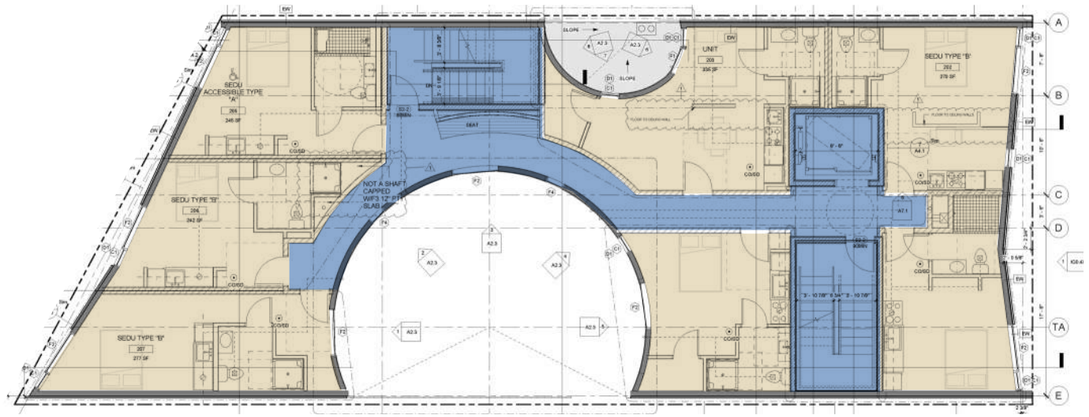
Site Plan



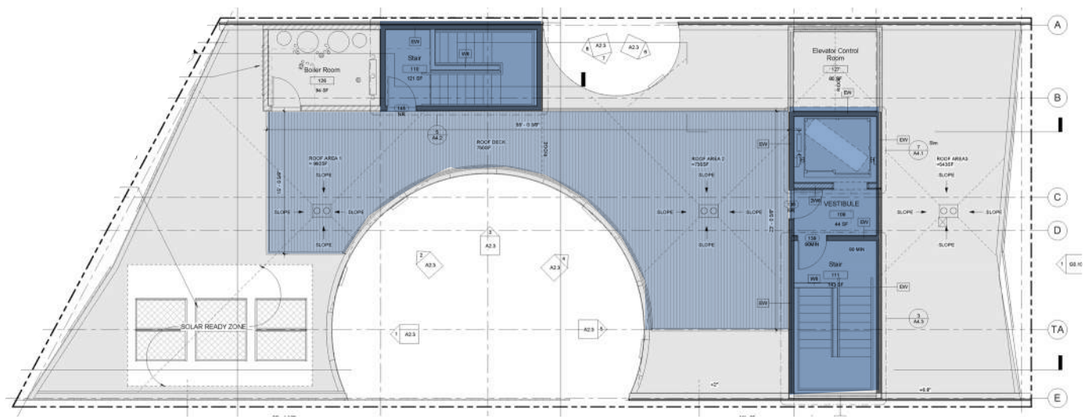
Level 1 Plan



Typical Floor Plan



Level 2 Plan



Roof Deck Plan

- Residential Unit
- Commercial
- Circulation
- Lobby/Amenity Space
- Green Space

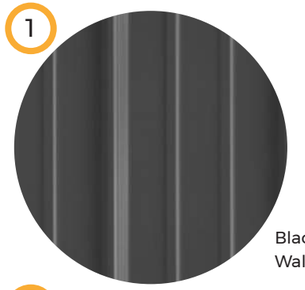
CONCEPT DEVELOPMENT | ELEVATION

East Elevation

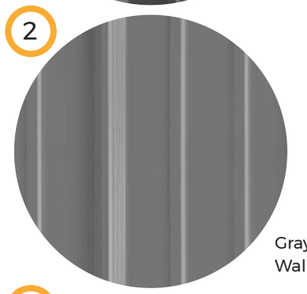
North Elevation

South Elevation

West Elevation



1 Black PBR Wall Panel



2 Gray PBR Wall Panel

3 Silver Corrugated Metal

4 Aluminum Storefront

5 White Hardie / White Vinyl Windows


R1
D1
R1
D1
R1
R1
F4
UNIT
F1
UNIT
F1
UNIT
F1
10' - 8"
F4
UNIT
F1
UNIT
F1
UNIT
F1
9' - 11"
F4
UNIT
F1
UNIT
F1
UNIT
F1
9' - 11"
F4
UNIT
F3
UNIT
F3
UNIT
F3
9' - 11"
1
F4
1
F3*
F3*
13' - 0"
F2
F2
Level 1
60.50'

CONCEPT DEVELOPMENT | MATERIALITY

Gray PBR Metal Cladding on East / West Exterior Walls

White Vinyl Windows (typical)

White Cement Board Panel Infill above / below windows

Silver 7/8" corrugated metal cladding at courtyard

Silver Aluminum Storefront at Ground level on all facades and in courtyard

White Cement Board Panel Infill between storefront in courtyard

Interior Concrete Columns

Black PBR Metal Cladding on North/ South Exterior Walls

Black End Panel to cap off PBR metal cladding

East Facade - Enlarged Detail Image

South Facade - Enlarged Detail Image

HYBRID

1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

p: 206.267.9277
w: www.hybridarc.com

3021615

3219 CLAREMONT AVE S | SEATTLE, WA

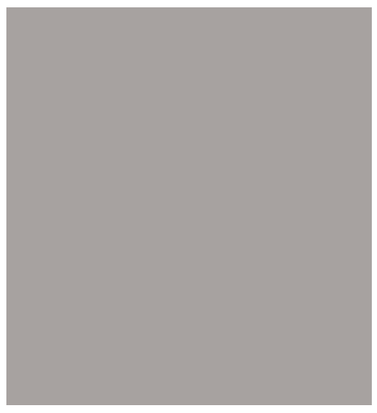
Rendering of East Elevation
Vertical metal cladding used on exterior facades to emphasize linear arrangement of facades. Corrugated metal cladding used within curved courtyard as durable and simple material to compliment existing seqoia tree.

Silver Metal Cladding - Box Rib
PBR - Wall Panel - Eash / West Facades
Silver

Black Metal Cladding - Box Rib
PBR - Wall Panel - North / South Facades
Black

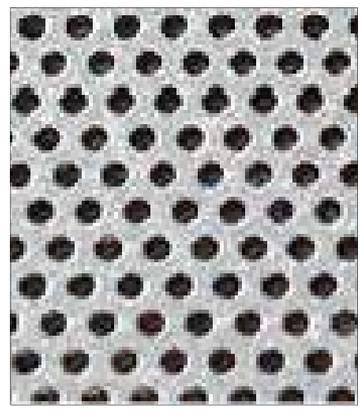
SW7005 - Pure White
Cement Board Cladding
Roof, Interior Courtyard & Base

Concrete
Foundation / Walls at Ground Floor
At grade Stairs & Cast in place planters

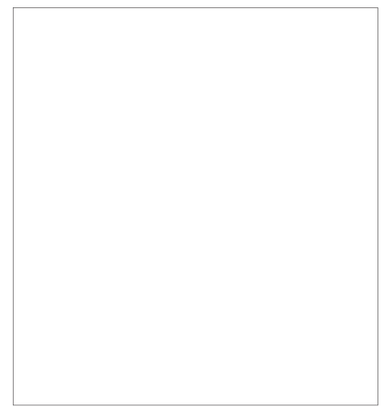


Aluminum Storefront
Ground floor commercial & live/work spaces
Clear Anodized Aluminum Finish

Corrugated Metal Cladding
7/8" Corrugated Metal Panels
Silver



Perforated Metal Cladding
.127 Round Holes w/ 7/32" stagger - 30.5% open
Silver



White Vinyl Windows
Windows in all residences shall be white vinyl units to blend in with Metal frame and facade

CONCEPT DEVELOPMENT | LANDSCAPE

PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
		TREES:	
1		Quercus robur x alba `JFS-KW1QX'/ STREETSPIRE OAK	min. 2-1/2" cal., street tree form
		SHRUBS/ PERENNIALS/ GROUNDCOVERS:	
22		*Asarum caudatum/ WILD GINGER*	min. 4" pots
2		Buxus 'Green Gem'/ BOXWOOD	min. 18" spr.
4		*Epimedium x versicolor `Sulphureum' / NCN*	1 gal.
25		*Hakonechola m. `Aureola'/ JAPAN FOREST GRASS*	1 gal.
1		Juniperus c. `Torulosa'/ HOLLYWOOD JUNIPER	min. 6'-0" hgt.
47		*Mahonia repens/ LOW OREGON GRAPE*	1 gal.
1		Myrica californica/ PACIFIC WAXLEAF MYRTLE	min. 7 gal., trained to tree form
41		Pennisetum `Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
1		Pittosporum tobira/ PITTOSPORUM	min. 30" hgt.
5		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" ea.
60		*Prunus l. `Mt. Vernon'/ DWARF LAUREL*	min. 12 spr.
1		Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.
		Lawn	No. 1 Sod, non-netted

* Plant names shown in 'bold' are native/ drought tolerant.
* Plant names shown in *'italics'* are < 24" in height.
100% of Trees are Drought Tolerant, 96% of Shrubs are Drought Tolerant, and 85% of plants less than 24" height are Drought Tolerant.
* Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.
* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.
* Prior to any Tree/ Shrub Planting In City Right of Way, coordinate with SDOT Urban Forester (206.684.5693) soil preparation inspection and exact placement of tree.
* Coordinate Tree Protection Measures with SDOT Urban Forester Prior to the Beginning of any Construction Activities.


American Hornbeam


Evergreen Magnolia


Flowering Cherry


Hybrid Dogwood


Irish Yew


Tanyosho Pine


Vanessa IronWood

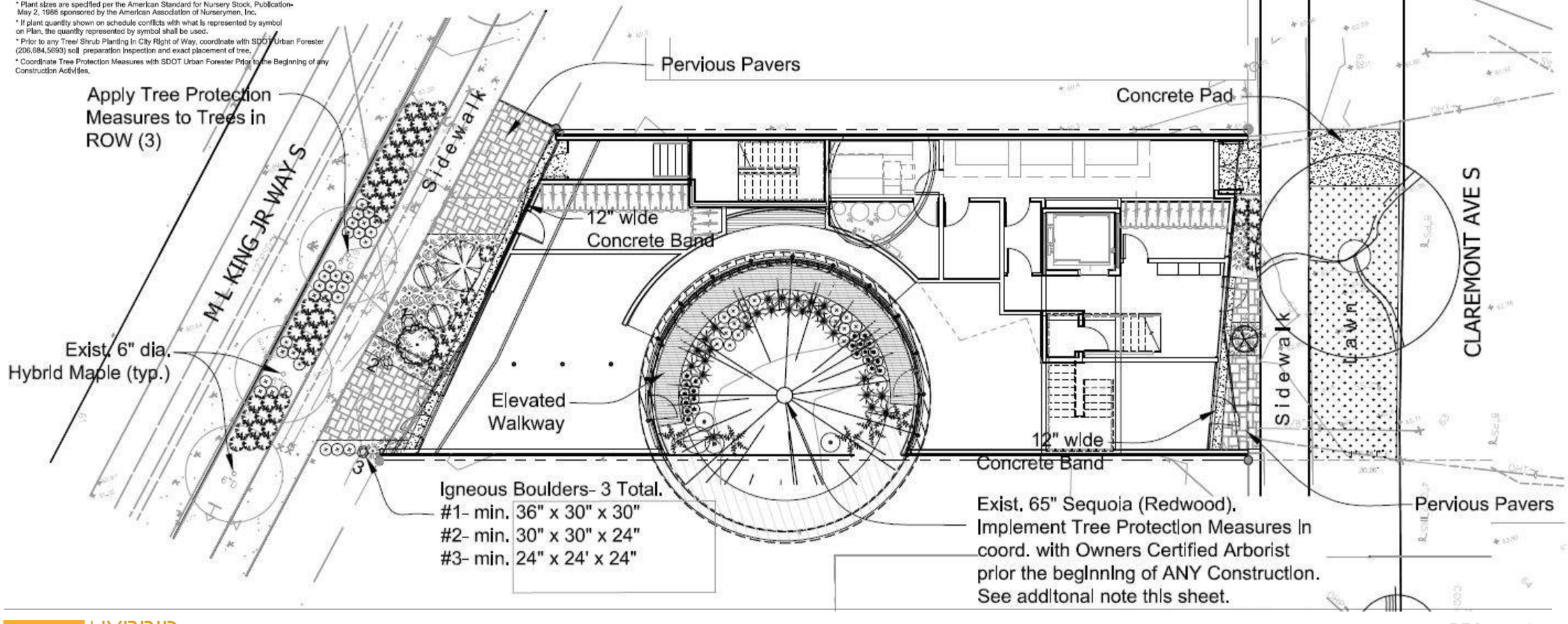

Moonshine Yarrow


Five Fingered Akebia


Golden Nugget Barberry


Hybrid Boxwood


Suffruticosa



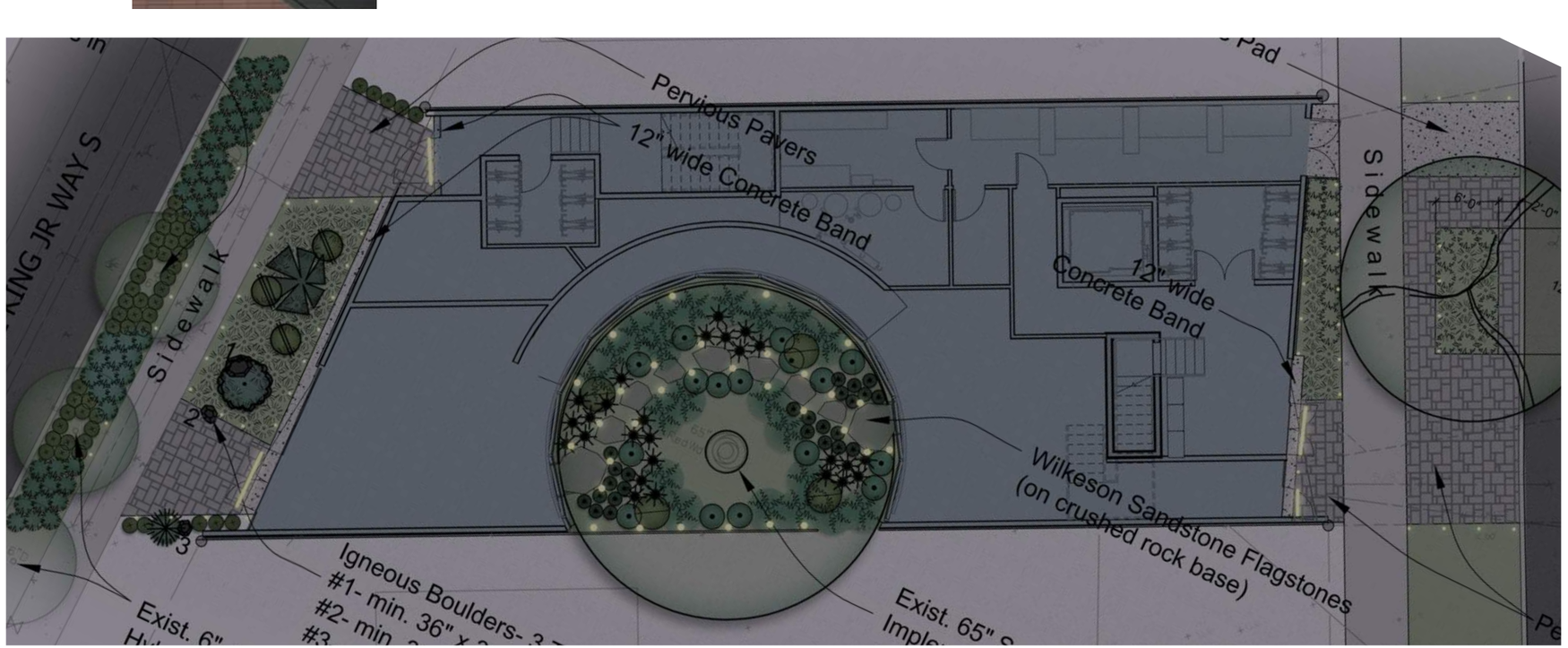
LF-11 - RECESSED LINEAR

LF-12 - EXTERIOR UP LIGHT

LF-7 & 13 - LINEAR STRIP LIGHT

LF- 5 - EMBEDDED PUCK LIGHTS

LF-8 - RECESSED CAN LIGHT



LIGHT FIXTURE SCHEDULE

LF-1 - DOWN LIGHT

LF-2 - UPLIGHT

LF-3 - PENDANT A

LF-4 - CONCEALED STRIP LIGHT

LF-5 - EMBEDDED PUCK LIGHTS

LF-6 - PENDANT B

LF-7 - EXTERIOR STRIP LIGHT

LF-8 - RECESSED CAN LIGHT

LF-9 - SURFACE MOUNTED LIGHT

LF-10 - BOH LIGHT

LF-11 - RECESSED LINEAR LIGHT A

LF-12 - EXTERIOR UP LIGHT

LF-13 - RECESSED LINEAR LIGHT B

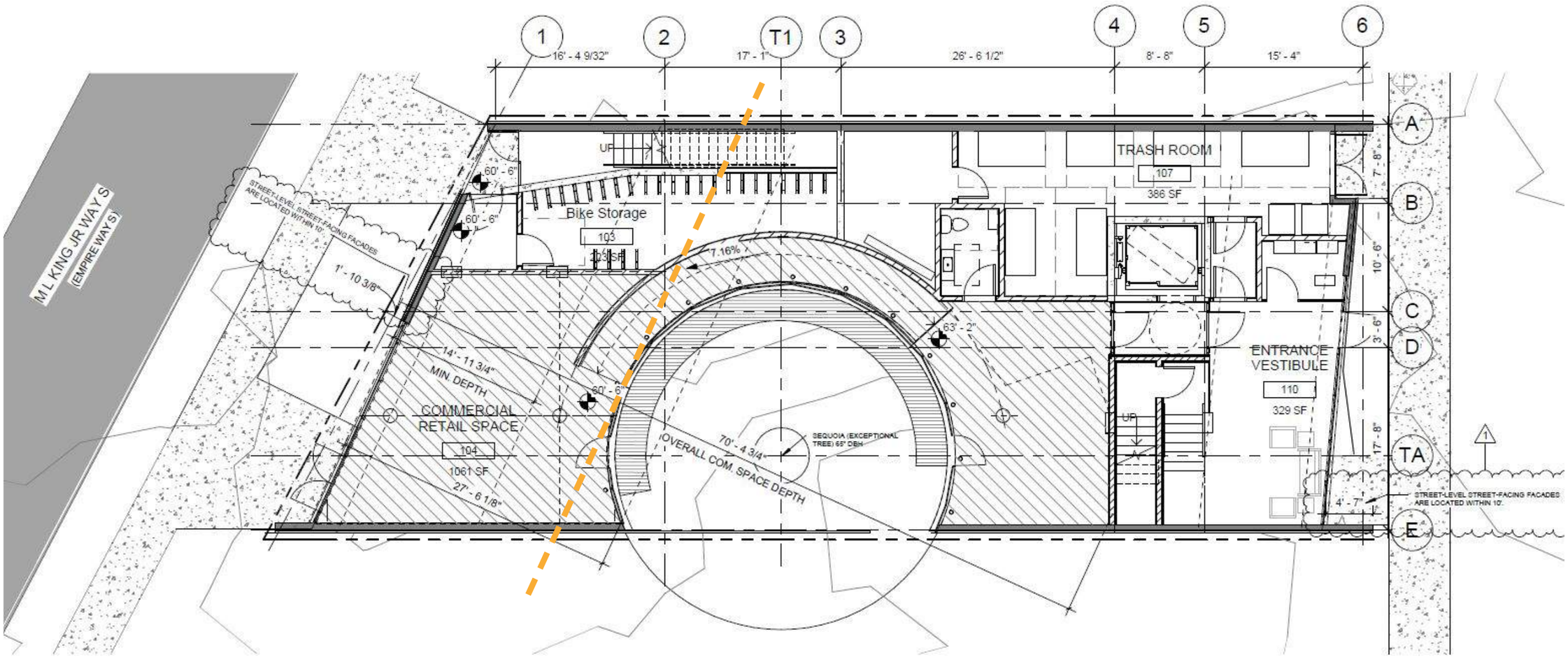
LF-14 - SCONCE

STREET LEVEL DEV STANDARDS
SMC 23.47A.008.B.3

B.3 - DEPTH PROVISIONS - 30 FEET
AVERAGE DEPTH / 15 FEET MINIMUM

PROPOSED DEPARTURE: 24.7FT
PROVIDED = 18% DEPARTURE

THE PROJECT IS REQUESTING RELIEF FROM THE REQUIRED STREET DEVELOPMENT STANDARDS DUE TO THE PRESENCE OF AN EXCEPTIONAL TREE IN THE MIDDLE OF THE SITE THAT IMPACTS THE OVERALL MASSING AND CONFIGURATION OF THE PROJECT. IN ORDER TO MAINTAIN THE HEALTH AND VIABILITY OF THE TREE, THE PROJECT IS REQUESTING AN 18% DEPARTURE IN COMMERCIAL DEPTH APPLIED TO THE WESTERN COMMERCIAL SPACE ALONG M L KING JR WAY S.



COMMERCIAL SMC 23.47A.002	PROJECT IS IN (NC3) ZONE	
COMMERCIAL SMC 23.47A.004	ALL USES ARE PERMITTED OUTRIGHT - R-2 RESIDENTIAL/ GROUND FLOOR COMMERCIAL	COMPLIES
STREET LEVEL DEV STANDARDS SMC 23.47A.008	**A. BASIC STREET LEVEL REQUIREMENTS** 1. APPLY TO STRUCTURES THAT CONTAIN RES. USE IN C ZONE 2. BLANK FACADES a. BLANK DOES NOT INCLUDE WINDOWS / DOOR / STAIR / DECK / BAL / SCREENING AND LANDSCAPING OF FACADE b. BLANK SEGMENT BETWEEN 2-8 FEET NOT EXCEED 20 FEET IN WIDTH c. TOTAL OF ALL BLANK FACADE SEGMENTS NO EXCEED 40% OF WIDTH OF FACADE 3. FACADE LOCATED WITHIN 10 FEET OF STREET LOT LINE	PROPOSED: PROJECT DOES NOT CONTAIN BLANK FACADES GREATER THAN 20 FEET IN LENGTH AND DOES NOT EXCEED 40% ON STREET FACING FACADES - **COMPLIES SEE A3.0 / A3.1**
	B. NON-RESIDENTIAL STREET LEVEL REQUIREMENTS 1. APPLY TO STRUCTURES W/ STREET LEVEL NON-RESIDENTIAL USES (LIVE-WORK) THAT ALSO CONTAIN RESIDENTIAL USES IN C ZONES 2. TRANSPARENCY a. 60% OF STREET FACING FACADE BETWEEN 2-8 FEET SHALL BE TRANSPARENT. b. TRANSPARENT AREAS SHALL PROVIDE VIEWS INTO AND OUT OF THE STRUCTURE. 3. DEPTH PROVISIONS - 30 FEET AVERAGE DEPTH / 15 FEET MINIMUM 4. NON-RES USE AT STREET LEVEL SHALL HAVE FLOOR TO FLOOR HEIGHT OF 13 FEET MINIMUM.	COMPLIES - SEE 6-7/G0.4 COMPLIES - SEE 1/G0.4 COMPLIES - SEE A3.0
	C. (PROJECT IS NOT WITHIN A PED. ZONE)	DOES NOT APPLY
MAX. SIZE OF NON-RES USE SMC 23.47A.010	D - IN C1 ZONES, RES USES ARE LIMITED TO (1) FAR OR 35,000 SF	COMPLIES - SEE G0.4
STRUCTURE HEIGHT SMC 23.47A.012	A. NC3-65 = 65 FOOT HEIGHT LIMIT C. ROOFTOP FEATURES 2. RAILINGS, CLERESTORIES, GREENHOUSES MAY EXTEND UP TO 4 FEET ABOVE HEIGHT LIMIT. INSULATION MATERIAL, ROOFTOP DECKS AND OTHER SIMILAR FEATURES OR SOIL FOR LANDSCAPING LOCATED ABOVE THE STRUCTURAL ROOF SURFACE MAY EXCEED THE MAX. HEIGHT LIMIT BY 2 FEET IF ENCLOSED BY PARAPETS. 3. SOLAR COLLECTORS MAY EXTEND 4 FEET ABOVE HEIGHT LIMIT 4. SOLAR COLLECTORS, STAIR / ELEV PENTHOUSES MAY EXTEND 15 FEET ABOVE MAX HEIGHT LIMIT TO A MAX OF 20% ROOF COVERAGE / 25% IF INCLUDES STAIR / ELEV PENTHOUSES OR SCREEED MECH EQUIP. STAIR / ELEV MAY EXTEND UP TO 16 FEET IF ADD HEIGHT IS REQ. TO ACCOMODATE ENERGY EFFICIENT ELEVATORS. 6. GREENHOUSES THAT ARE DEDICATED TO FOOD PRODUCTION ARE PERMITTED TO EXTEND 15 FEET IF ALL FEATURES GAINING ADD HEIGHT DOES NOT EXCEED 50% OF ROOF AREA. 7. SOLAR COLLECTORS, CLERESTORIES, GREENHOUSES - MUST BE 10 FEET AWAY FROM THE NORTH EDGE	PROPOSED: 65' MAX HEIGHT - **COMPLIES**
FLOOR AREA RATIO SMC 23.47A.013 (65' HT LIMIT)	A. FAR LIMITS APPLY TO ALL STRUCTURES IN ALL C ZONES 1. ALL GROSS AREA NOT EXEMPT UNDER D IS COUNTED AGAINST MAX GFA ALLOWED BY PERMITTED FAR. 3. PARKING THAT IS WITHIN OR COVERED BY A STRUCTURE OR PORTION OF A STRUCTURE AND THAT IS WITHIN A STORY THAT IS NOT UNDERGROUND SHALL BE INCLUDED IN GFA CALCS TO COUNT TOWARDS FAR. B. MAX FAR AS SHOWN IN TABLE 23.47A.013 1. TOTAL FAR PERMITTED ON A LOT THAT IS SOLELY OCCUPIED BY RESIDENTIAL USE OR NON-RESIDENTIAL USE. **65' HEIGHT LIMIT >>> 4.25** 2. TOTAL PERMITTED FOR ANY SINGLE USE WITHIN A MIXED-USE STRUCTURE. **65' HEIGHT LIMIT >>> 4.25**	PROPOSED: 4.25 (BASE FAR -MAX RES FAR) 4.75 - MAX COMBINED FAR **COMPLIES (SEE G0.4 DIAGRAM)**
SETBACK REQ. SMC 23.47A.014	ALONG MARTIN LUTHER KING JR WAY S - NO SETBACK REQ. SIDE YARD SETBACK - NO SETBACK REQ. ALONG CLAREMONT AVENUE- NO SETBACK REQ. B. SETBACK REQ FOR LOTS ABUTTING OR ACROSS THE ALLEY FROM RES. ZONES. 3. FOR A STRUCTURE CONTAINING RES USE, A SETBACK IS REQ ALONG REAR LOT LINE THAT IS ACROSS ALLEY FROM RES ZONE. A. 15 FEET FOR PORTIONS OF STRUCTURE ABOVE 13 FEET IN HEIGHT TO 40 FEET NO SETBACK IS REQUIRED FROM 0-13 FEET 4. ONE-HALF OF THE WIDTH OF THE ALLEY MAY BE COUNTED AS PART OF THE REQ. SETBACK. 5. NO ENTRANCE, WINDOW OR OTHER OPENING IS PERMITTED CLOSER THAN 5 FEET TO AN ABUTTING RES ZONE LOT.	NO SETBACK REQ'D - **COMPLIES**

LANDSCAPING AND SCREENING STANDARDS SMC 23.47A.016	2.Landscaping that achieves a Green Factor score of 0.3 or greater is required for any lot with: development containing more than four new dwelling units or a congregate residence	SEE LANDSCAPE DRAWINGS - **COMPLIES**
ODOR STANDARDS SMC 23.47A.020	A. The venting of odors, vapors, smoke, cinders, dust, gas, and fumes shall be at least 10 feet above finished sidewalk grade, and directed away to the extent possible from uses within 50 feet of the vent.	
LIGHT AND GLARE STANDARDS SMC 23.47A.022	A. EXTERIOR LIGHTING MUST BE SHIELDED AWAY FROM ADJ USES B. INT LIGHTING IN PARK GARAGES MUST BE SHIELDED TO MIN. NIGHT GLARE	
AMENITY AREA SMC 23.47A.024	A. AMENITY AREAS ARE REQ IN AN AMOUNT EQUAL TO 5% OF TOTAL GFA OF RES USE. EXCLUDES MECH AND PARKING AREA B. A.A. SHALL MEET FOLLOWING STANDARDS 1. ALL RES HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE A.A. 2. A.A. SHALL NOT BE ENCLOSED 3. PARKING NOT COUNT AS AA 4. COMMON AA SHALL HAVE MIN HORIZONTAL DIST. OF 10FEET - NO COMMON AA LESS THAN 250 SF 5. PRIVATE BALCONIES AND DECKS MIN. 60 SF 6. ROOFTOP AREAS EXCLUDED BECAUSE THEY ARE NEAR MINOR COMMUNICATION UTILITIES AND ACC. COMM. DEVICES NO DO QUALIFY AS A.A.	SEE G0.4 FOR AMENITY SCHEDULE- **COMPLIES**
REQ. PARKING AND LOADING SMC 23.47A.030	PARKING PER 23.54.015 - SEE BELOW	PROPOSED: PROJECT WITHIIN MT. BAKER HUB URBAN VILLAGE AND FREQ. TRANSIT OVERLAY - NO VEH. PARKING REQ.
REQUIRED PARKING SMC 23.54.015	A. MIN PARK. REQ. - PER TABLE B - M - PROJECT IS WITHIN MT. BAKER (HUB URBAN VILLAGE) AND IS LOCATED W/IN 1,320 FT FROM FREQ. TRANSIT SERVICE - NO MIM REQ. D. PARK. WAIVERS FOR NON-RES USES - NO PARKING IS REQ. FOR FIRST 1,500SF OF EACH BIZ ESTABLISHMENT K. BIKE PARKING PER TABLE D -	
SOLID WASTE AND RECYCLABLE MATERIALS SMC 23.54.040	PER TABLE A - 26-50 UNITS >= 375 SF 0.1 * 35 = 3.5 CY EA. RECYCLING AND GARBAGE	PROPOSED: TRASH SHALL COMPLY WITH SPU STANDARDS
AIRPORT HEIGHT OVERLAY DISTRICT SMC 23.64.006 - DEVELOPMENT STANDARDS	B4 - IN CONICAL AREAS (CA), THE BOUNDARIES OF WHICH ARE SHOWN ON THE OFFICIAL AIRPORT HEIGHT MAP, STRUCTURES AND TREES SHALL NOT EXCEED THE HEIGHT OF THE CONICAL SURFACE. tHIS SHALL NOT RESTRICT HEIGHTS IN CONICAL AREAS TO LESS THAN SIXTY-FIVE FEET (65') C. TREES EXCEEDING THE HEIGHT LIMITS OF THE AIRPORT HEIGHT OVERLAY DISTRICT SHALL NOT BE REQUIRED TO BE CUT OR TRIMMED TO CONFORM TO THE HEIGHT LIMITS OF THE AIRPORT HEIGHT OVERLAY DISTRICT UNLESS THE DIRECTOR IS NOTIFIED BY THE FEDERAL AVIATION ADMINISTRATION THAT THE TREES ARE A POTENTIAL HAZARD TO AVIATION.	PROPOSED: 65' MAX HEIGHT - **COMPLIES**

TITLE 23 - LAND USE CODE DEPARTURE MATRIX

CODE REF	EXISTING STANDARD	RATIONALE
STREET LEVEL DEV STANDARDS SMC23.	B.3 - DEPTH PROVISIONS - 30 FEET AVERAGE DEPTH / 15 FEET MINIMUM PROPOSED DEPARTURE: 24.7FT PROVIDED = 18% DEPARTURE	THE PROJECT IS REQUESTING RELIEF FROM THE REQUIRED STREET DEVELOPMENT STANDARDS DUE TO THE PRESENCE OF AN EXCEPTIONAL TREE IN THE MIDDLE OF THE SITE THAT IMPACTS THE OVERALL MASSING AND CONFIGURATION OF THE PROJECT. IN ORDER TO MAINTAIN THE HEALTH AND VIABILITY OF THE TREE, THE PROJECT IS REQUESTING AN 18% DEPARTURE IN COMMERCIAL DEPTH APPLIED TO THE WESTERN COMMERCIAL SPACE ALONG M L KING JR WAY S.

THANK YOU